'70c



homes

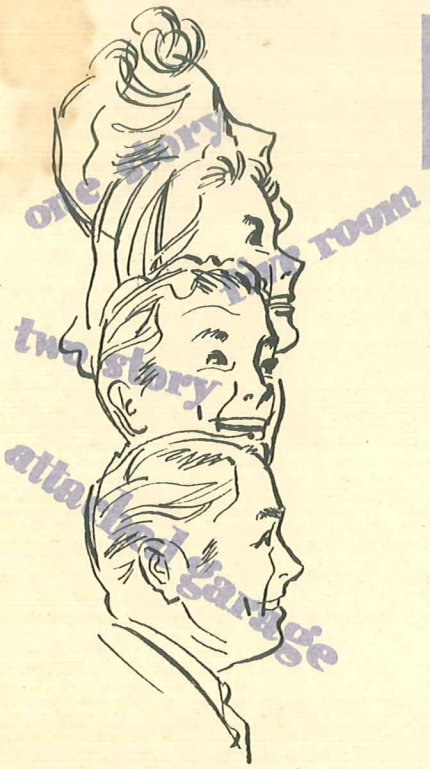
for the Discriminating

MEREDITH-ROANE COMPANY

Telephone 9287 **1712 West Street**

ANNAPOLIS, MARYLAND

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This Detailed Index is arranged to facilitate quick reference to the size and features of the home in which you are most interested. Use it as a check-list for your convenience.

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5 ROOM TWO-STORY HOMES:

See Pages 6__, 7__, 15__, 18__, 19__, 30__, 31__.

6 ROOM TWO-STORY HOMES:

See Pages 16__, 23__.

ONE-STORY HOMES WITH ATTACHED GARAGE:

See Pages 5__, 10__, 11__, 13__, 17__, 20__, 22__, 24__, 25__, 28__.

TWO-STORY HOMES WITH ATTACHED GARAGE:

See Pages 30__, 31__.

TWO-STORY HOMES WITH BEDROOM ON 1ST FLOOR:

See Pages 16__, 23__.

FOR HOMES WITHOUT BASEMENTS:

See Pages 2__, 4__, 5__, 8__, 9__, 11__.

TWO-STORY HOMES WITH THREE BEDROOMS:

See Pages 16__, 18__, 19__, 23__.

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homes

FOR THE DISCRIMINATING

★ The discriminating home owner has more to choose from today than at any time in home building history. Better materials, a wider latitude in design and the time, energy and work-saving devices that have only recently been available, all contribute toward an unprecedented selectivity for the home owner.

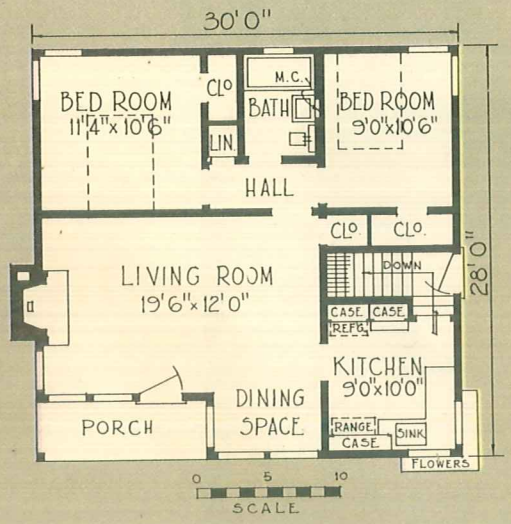
★ The homes which are presented herewith take into full consideration the use of standardized materials and labor-saving methods of construction. Study the designs and floor plans carefully, for they contain many innovations that have been carefully worked out by experienced specialists in home planning.

★ The beautiful homes in this book are our contribution towards your home planning activities and among these designs we hope you will find the home that will ideally meet the requirements of you and your family.

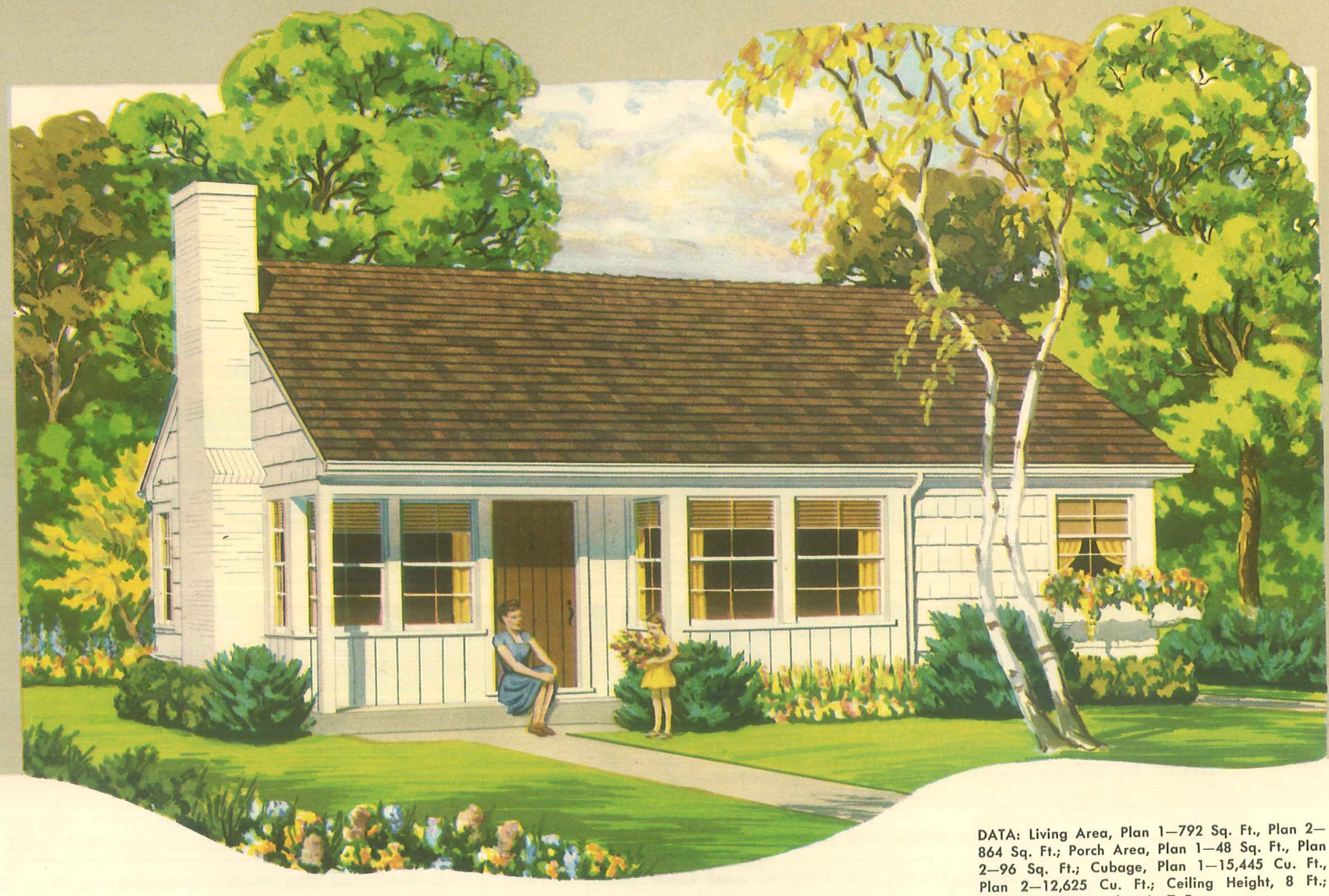
★ Your home building problems are our business. We shall consider it a privilege to discuss them with you at any time, and of course, any obligation is entirely on our part.

No. 4801

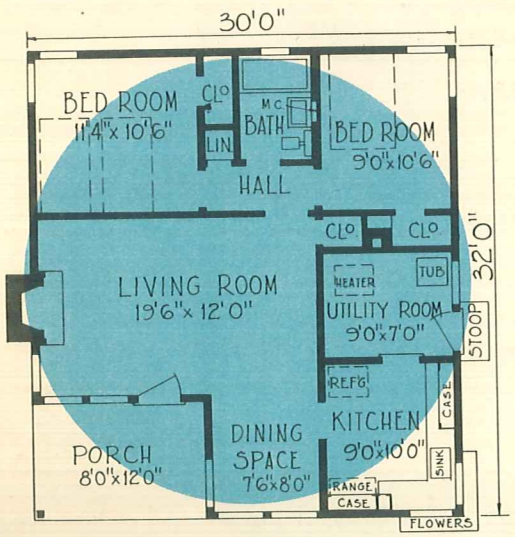
Charm and Economy Combined



Plan 1, With Basement

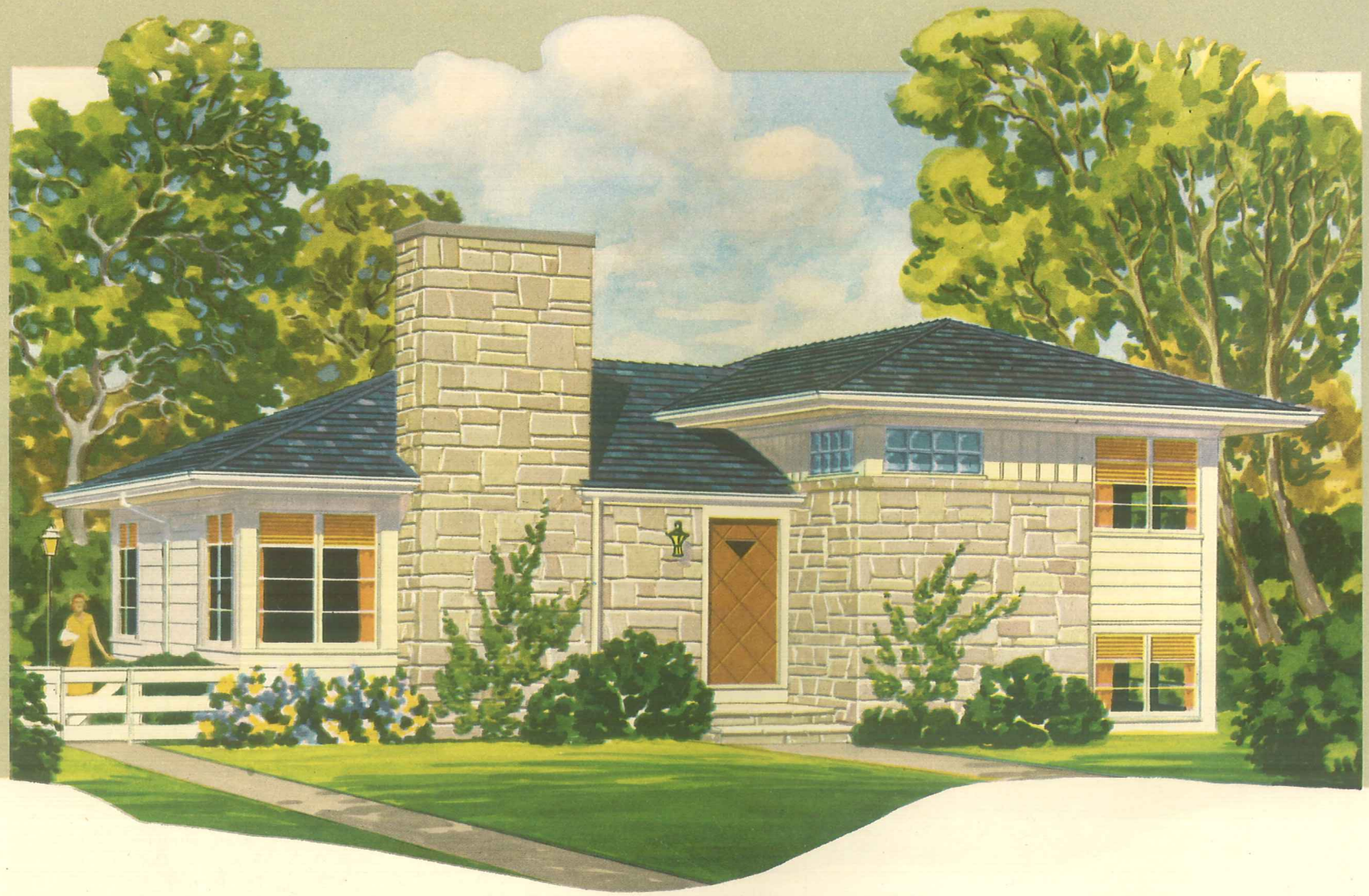


DATA: Living Area, Plan 1—792 Sq. Ft., Plan 2—864 Sq. Ft.; Porch Area, Plan 1—48 Sq. Ft., Plan 2—96 Sq. Ft.; Cubage, Plan 1—15,445 Cu. Ft., Plan 2—12,625 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.



Plan 2, Without Basement

This attractive, compact home contains only four rooms but it has the efficiency of five. The dining space set off from the living room and adjacent to the kitchen makes a dining room unnecessary. A part of its charm is also due to the frame construction and vertical boards. Plan 1 is designed with a basement. Plan 2 has no basement but a compact utility room is substituted.

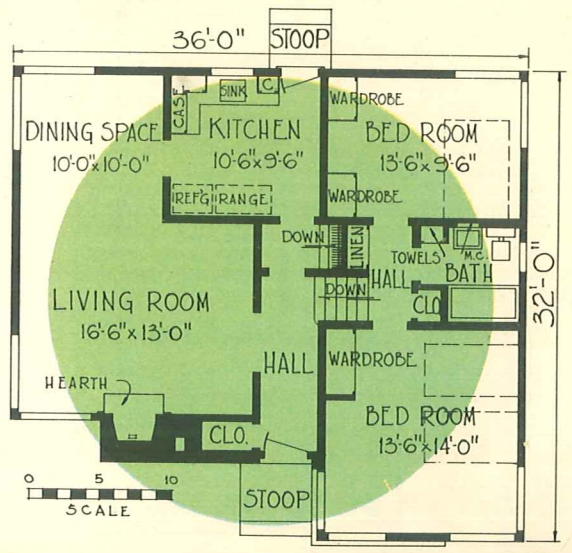


No. 4811

Three Level Contemporary

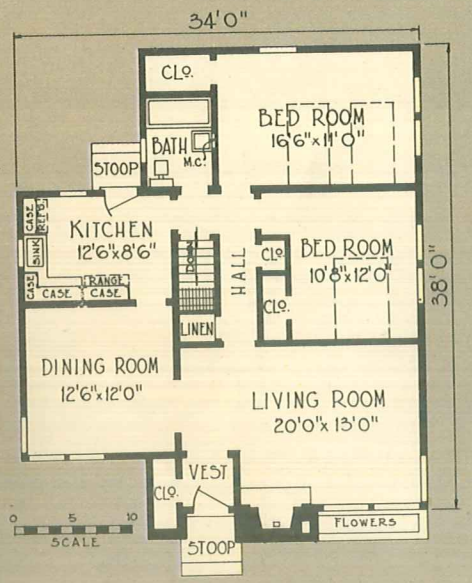
DATA: Living Area, 1,011 Sq. Ft.; Cubage, 18,185 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

In every respect this three level home is a model of efficiency and beauty. Basically of frame construction, the use of stone around the chimney and front entrance and the glass blocks as introduced above . . . add unique interest and individuality. There are five rooms. The living-dining room and kitchen are on the lower level and the two bedrooms and bath are on the upper level. Large windows and ample closet facilities are important features.

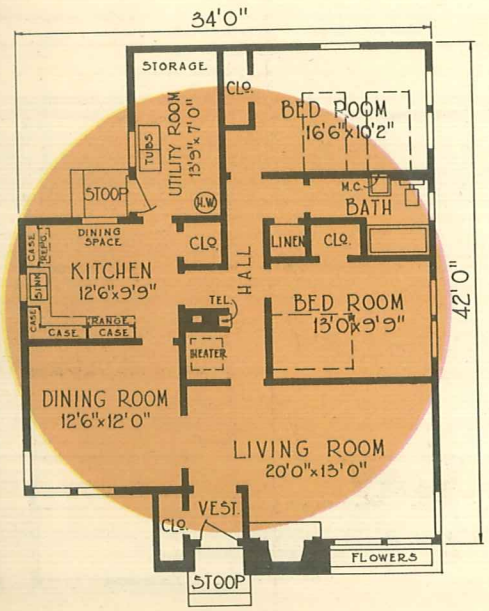


No. 4805

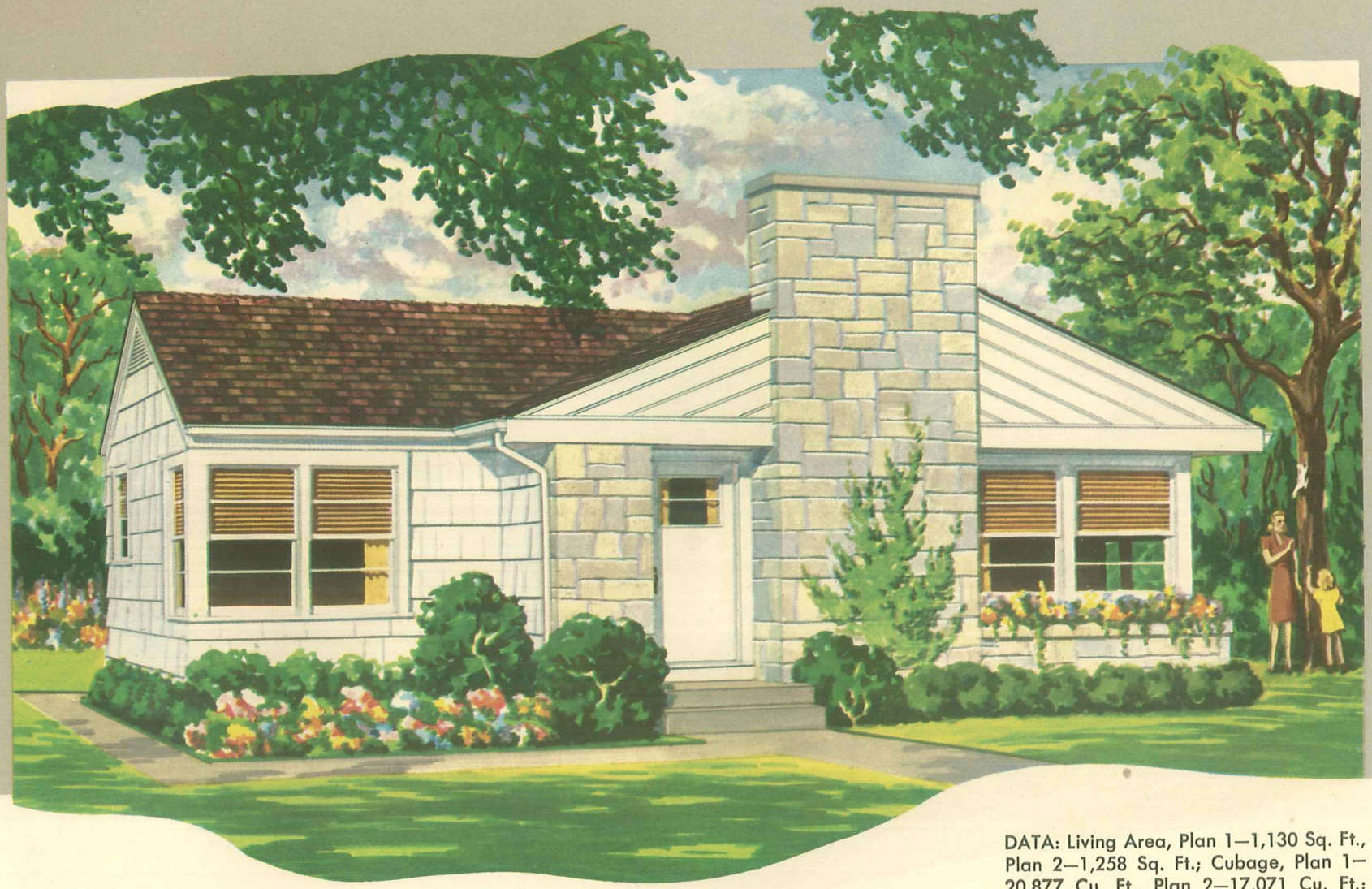
Modern Five-Room 1 Story



Plan 1, With Basement

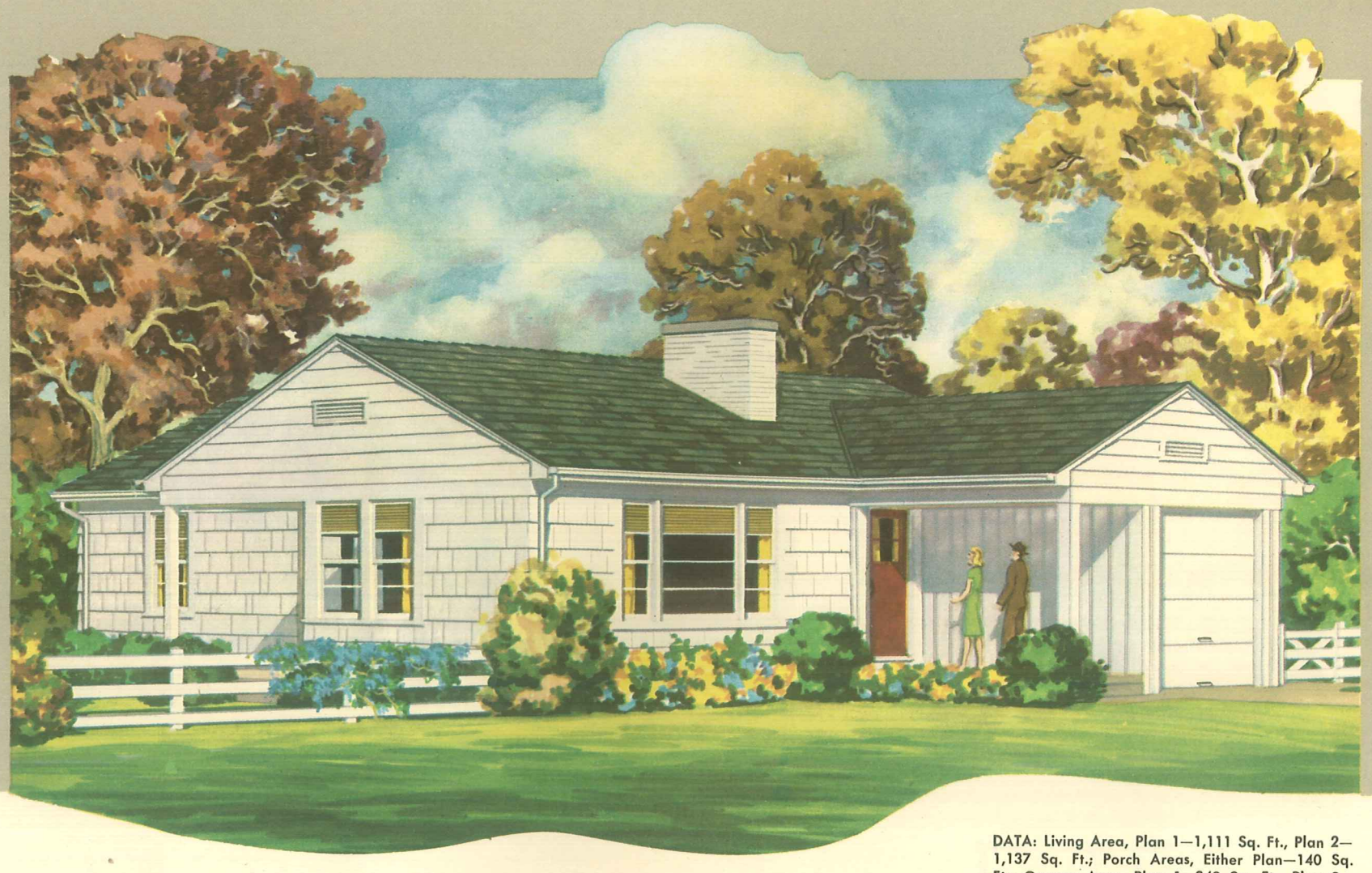


Plan 2, Without Basement

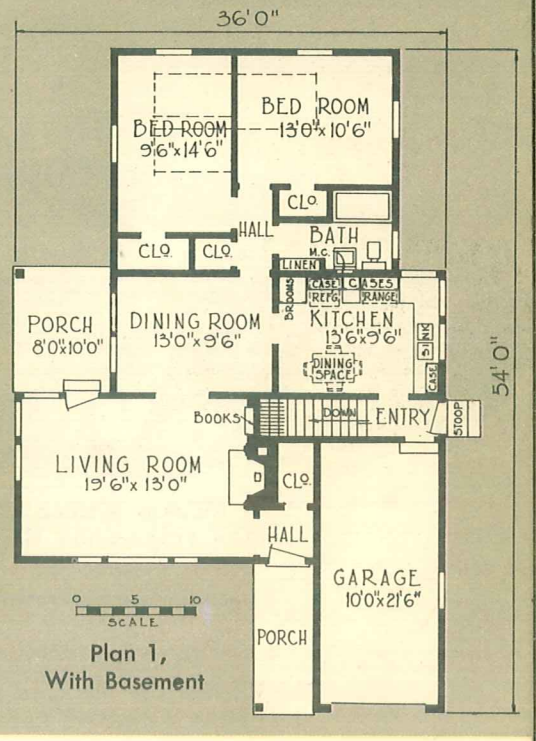


DATA: Living Area, Plan 1—1,130 Sq. Ft., Plan 2—1,258 Sq. Ft.; Cubage, Plan 1—20,877 Cu. Ft., Plan 2—17,071 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.

This home has two plans. Plan 1 includes a complete basement and plan 2 is without a basement but has a utility room. This is a five room home with a complete dining room as well as a large living room. All rooms are readily accessible from a main connecting hall. Essentially modern in architecture, the shingles or shakes that are used for the outside walls supply traditional charm. Note the stone introduced at the chimney and alongside the front entrance.



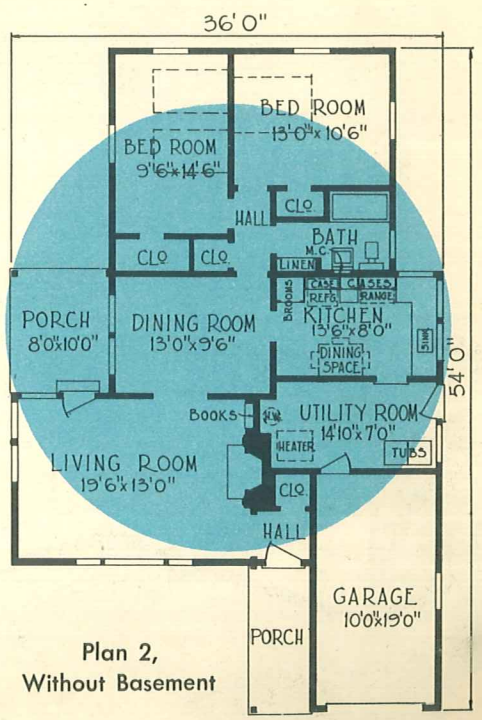
No. 4810



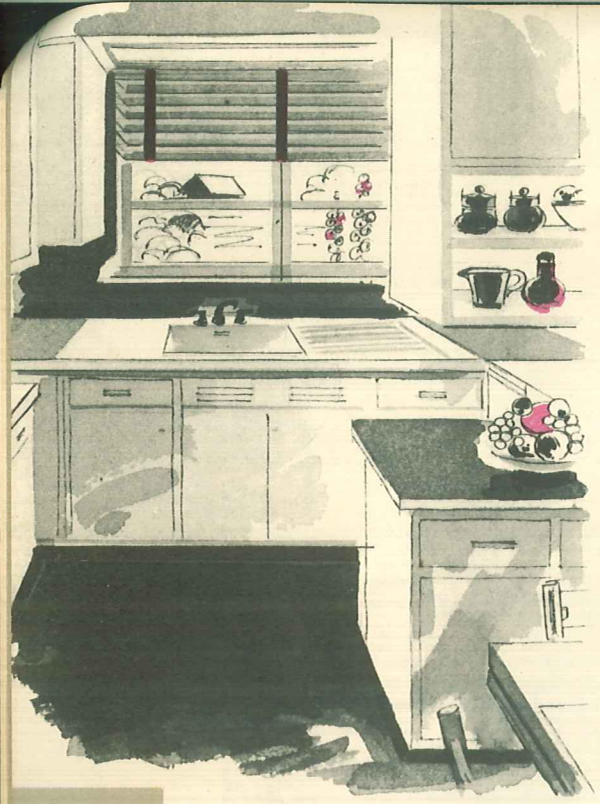
Plan 1,
With Basement

DATA: Living Area, Plan 1—1,111 Sq. Ft., Plan 2—1,137 Sq. Ft.; Porch Areas, Either Plan—140 Sq. Ft.; Garage Area, Plan 1—242 Sq. Ft., Plan 2—215 Sq. Ft.; Cubage, Plan 1—22,155 Cu. Ft., Plan 2—18,070 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.

This most attractive and efficient ranch type home does not require a wide lot. Two plans are available. Plan 1 has a basement. Plan 2 offers a utility room instead. The dining room looks out upon a porch which is accessible from the living room. This arrangement is especially desirable with a garden at the side. There are two bedrooms with cross ventilation . . . one of which is large enough for twin beds.

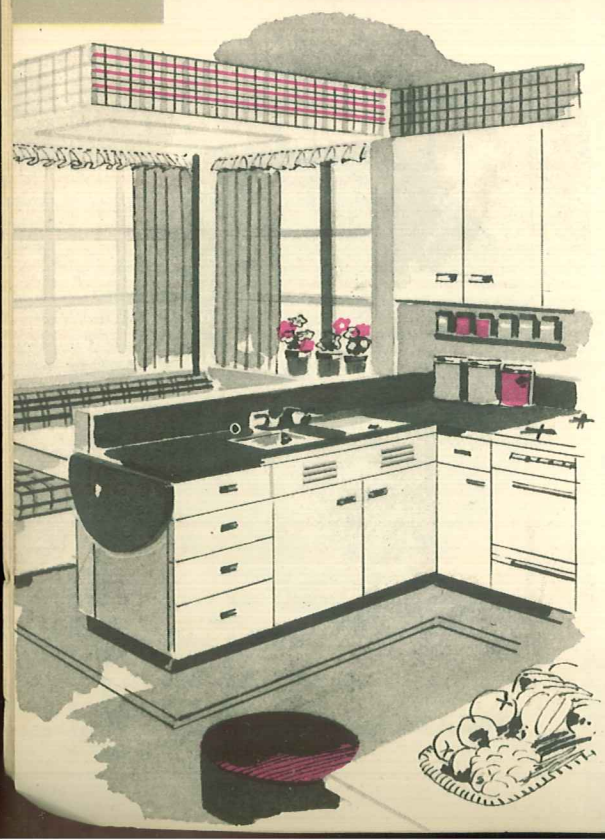


Plan 2,
Without Basement



Your Modern Kitchen Will Reduce Preparation Hours

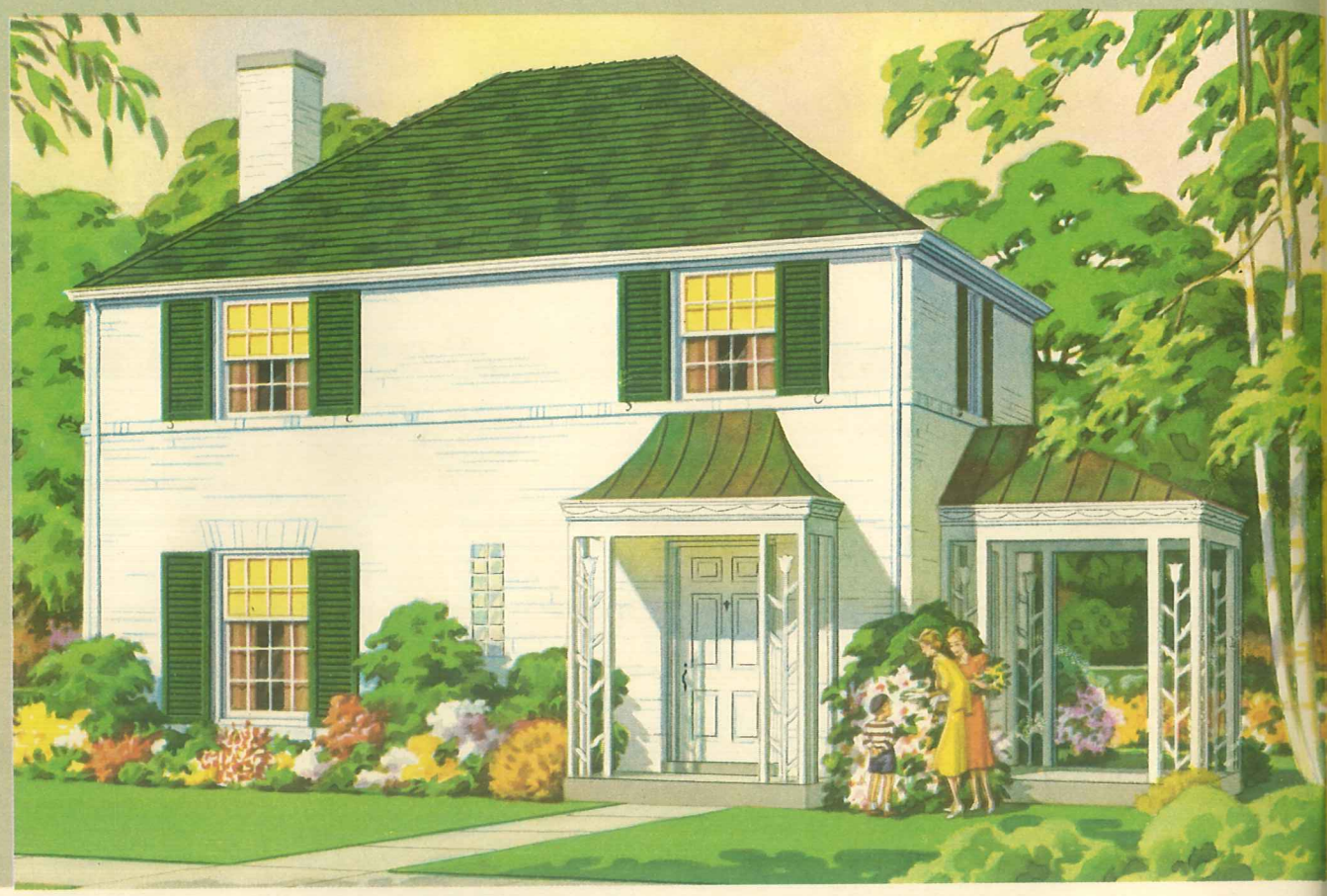
The Kitchen Can Be One of Your Most Attractive Rooms

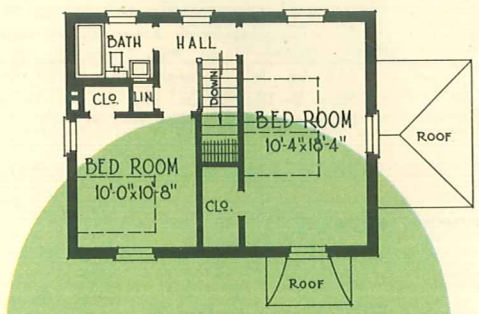


No. 4404

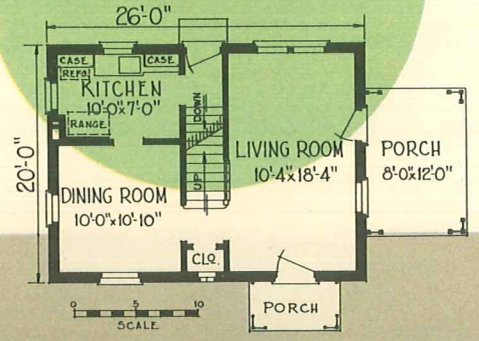
Small but Spacious

DATA: Living Area, 1,040 Sq. Ft.; Porch Area, 96 Sq. Ft.; Cubage—House, 14,355 Cu. Ft., Porch, 480 Cu. Ft.; Ceiling Heights, 1st and 2nd Floors, 8 Ft.; Basement Height, 7 Ft.



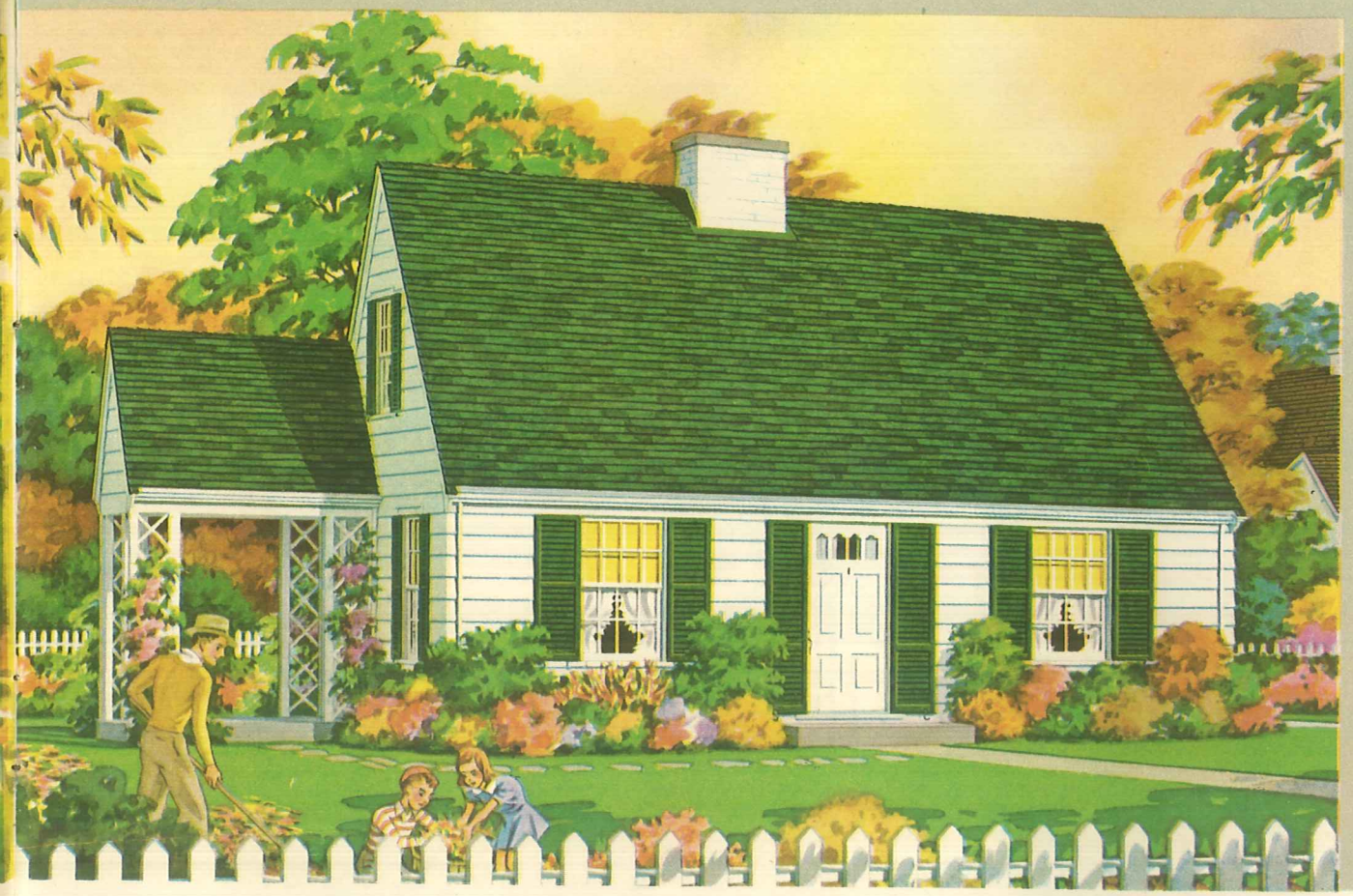


Second Floor Plan



First Floor Plan

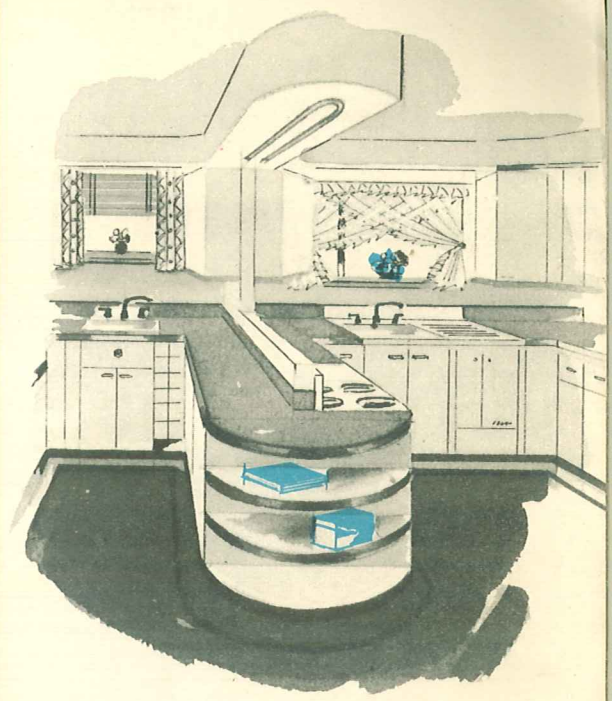
This inviting two story brick home proves that overall dimensions need not necessarily be large. Although only 20 ft. x 26 ft. this two story home contains three rooms on the first floor and two on the second. The first floor plan has the conventional living, dining room and kitchen layout with a stairway going up from the center. At the right side of the building there is an open porch which may be screened or glazed for outdoor living.



No. 4411

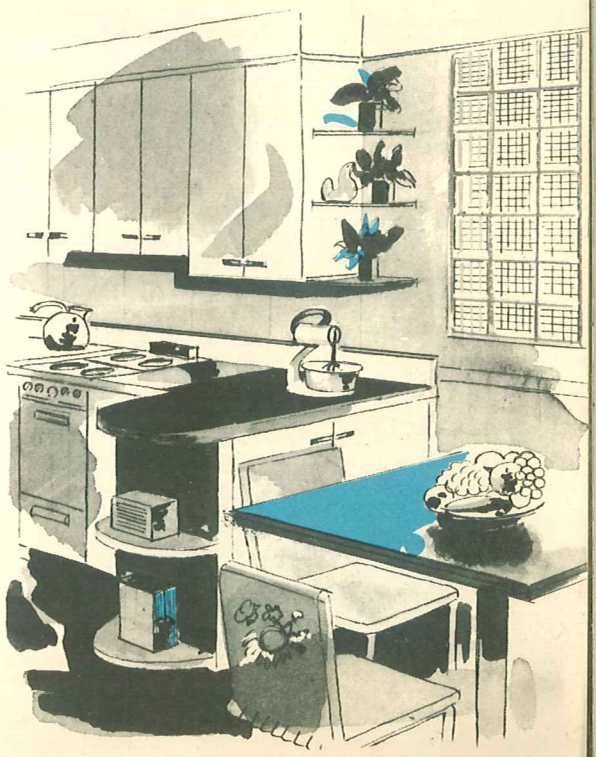
Modern Cape Cod

DATA: Living Area, 1,064 Sq. Ft.; Porch Area, 90 Sq. Ft.; Cubage—House, 14,480 Cu. Ft., Porch, 495 Cu. Ft.; Ceiling Heights, 1st and 2nd Floors, 7½ Ft.; Basement Height, 7 Ft.

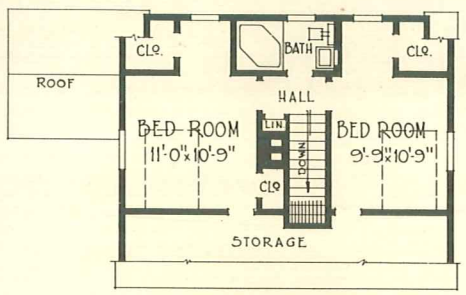


A Kitchen and Utility Room Combined Is the Acme of Convenience

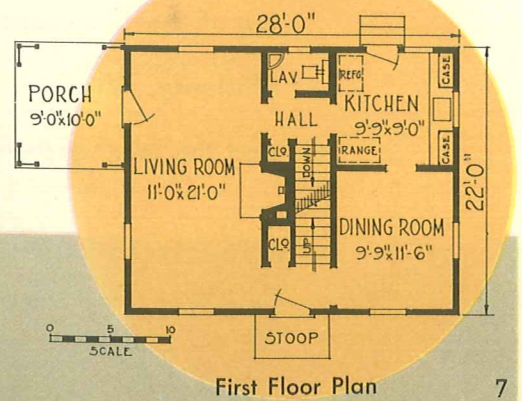
An Inviting Dining Space Encourages Work-saving Informality



Study this efficient floor plan carefully. Note that every inch of space is used to full advantage. This one and a half story home has a large living room with a natural fireplace . . . convenient dining room, kitchen and a first floor powder room which is accessible from either the kitchen or living room. The two large bedrooms have cross ventilation. In addition to ample closet facilities a large storage area is available under the roof.



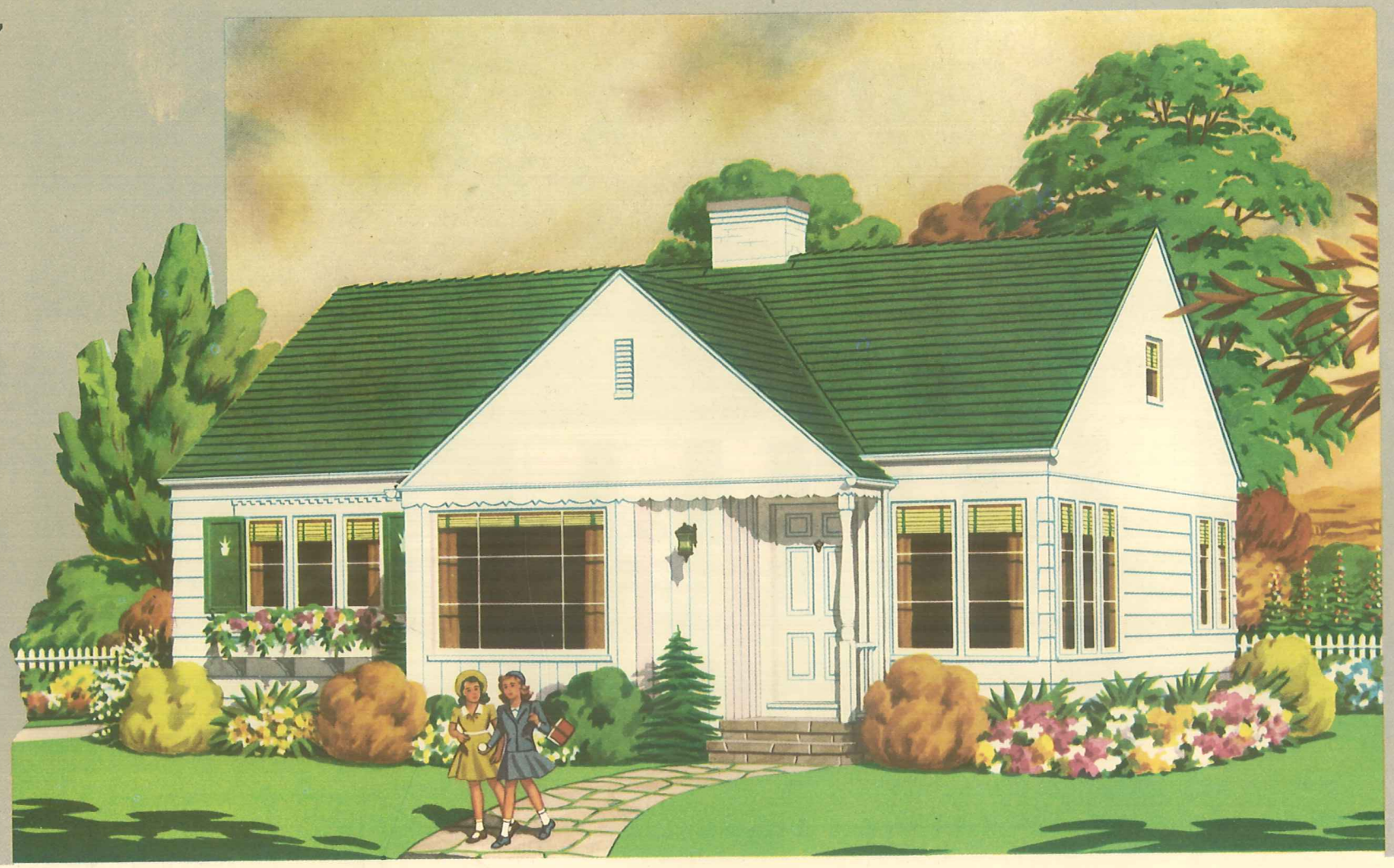
Second Floor Plan

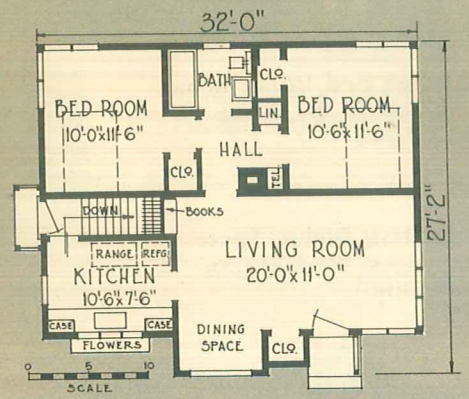


First Floor Plan

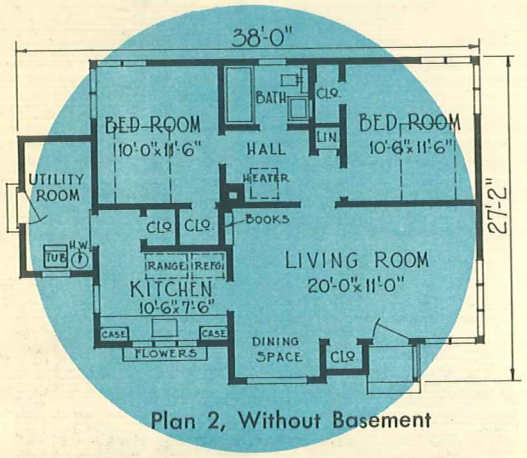
No. 4807

Petite Modern Bungalow





Plan 1, With Basement



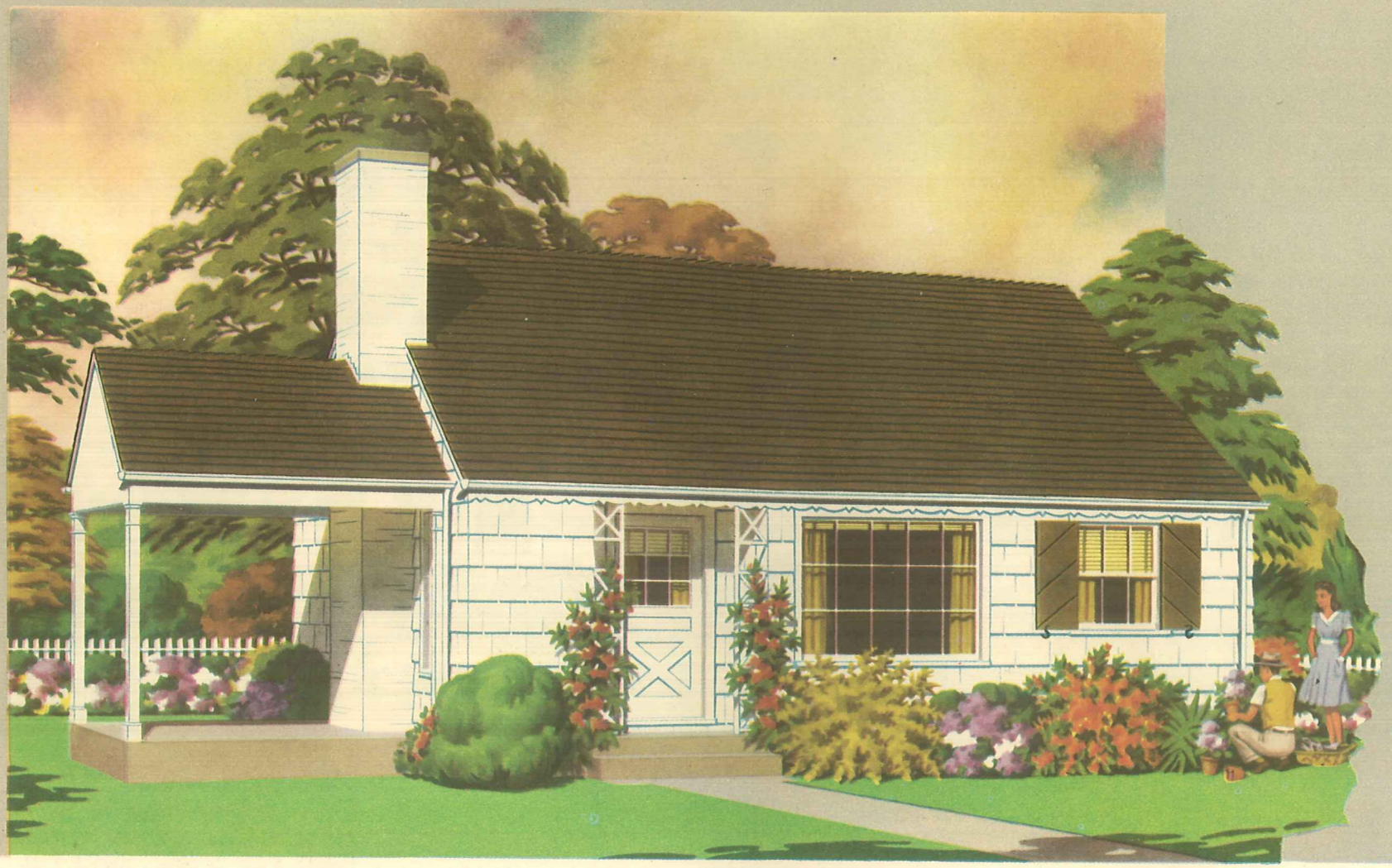
Plan 2, Without Basement

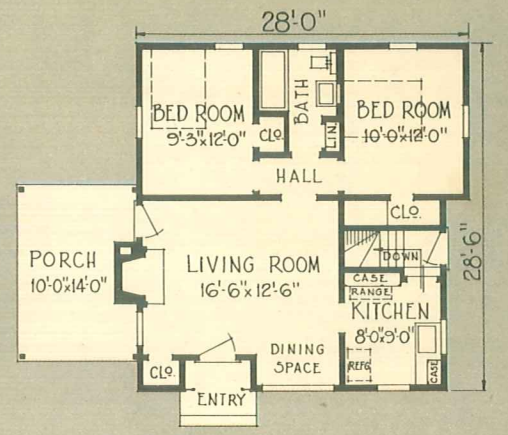
Two floor plans for this home are available. Plan 1 provides for a full basement and plan 2 has no basement . . . but a utility room replaces the back stoop found in plan 1. The dining space shown in the leg of the "L" shaped living room obviates the necessity for a dining room, providing five room efficiency. Although basically Colonial in architecture, the modern notes such as the corner windows and the large picture window emphasize its up-to-the-minute "personality."

DATA: Living Area, Plan 1—802 Sq. Ft., Plan 2—874 Sq. Ft.; Cubage, Plan 1—16,085 Cu. Ft., Plan 2—11,940 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.

No. 4804

Modern with Traditional Charm

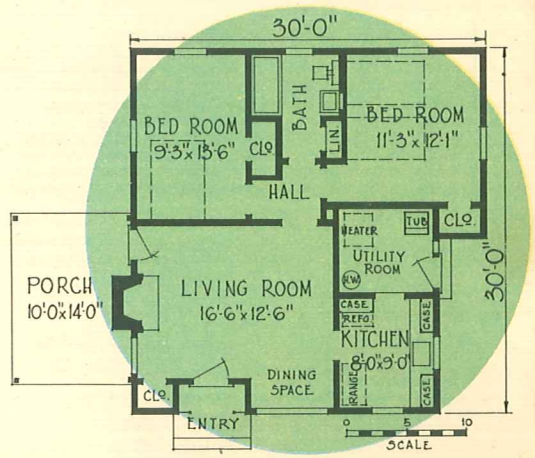




Plan 1, With Basement

DATA: Living Area, Plan 1—753 Sq. Ft., Plan 2—829 Sq. Ft.; Porch Area, 140 Sq. Ft.; Cubage, Plan 1—15,075 Cu. Ft., Plan 2—12,040 Cu. Ft.; Porch Cubage, 735 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.

Although this home has a provision for a full basement in Plan 1, an efficient utility room replaces it in Plan 2 by slightly enlarging the dimensions. Both plans have four rooms with ample dining space in the living room area. The natural fireplace and the French door leading to the side porch are interesting and inviting features. The exterior is constructed of frame employing shingles or shakes.



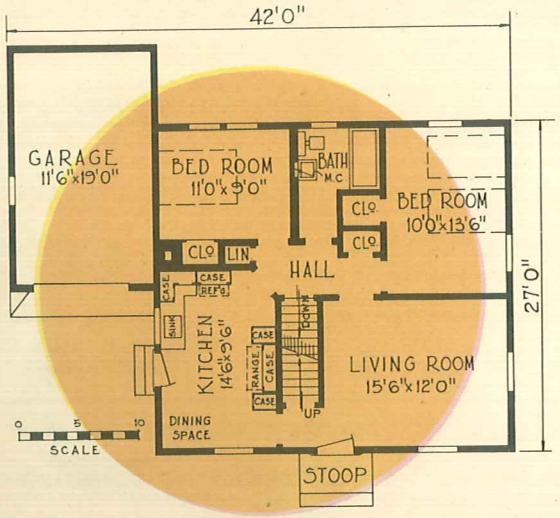
Plan 2, Without Basement

No. 4808

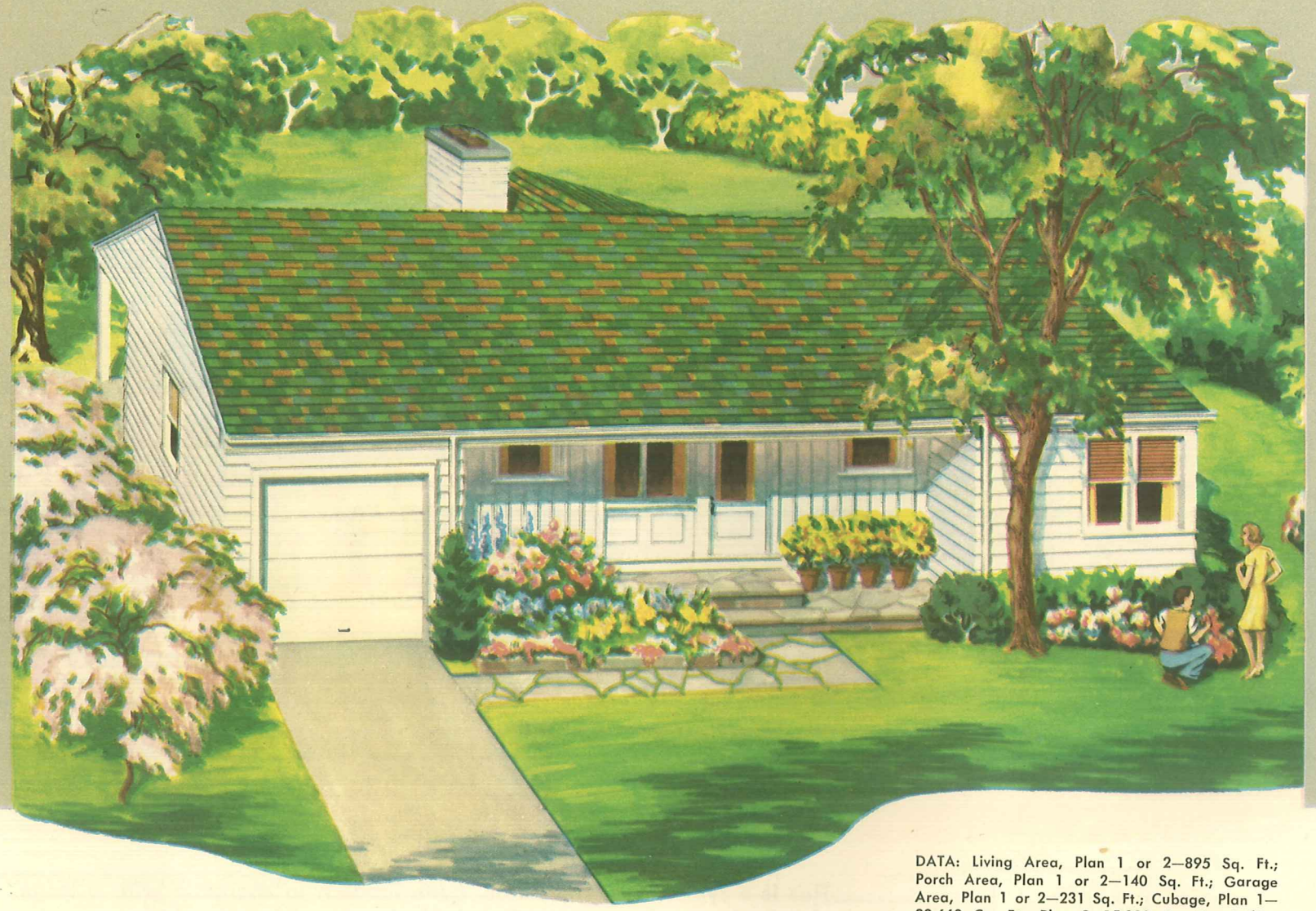
Two More "Future" Rooms



DATA: Living Area, 810 Sq. Ft.; Garage Area, 240 Sq. Ft.; Cubage—House, 17,820 Cu. Ft., Garage, 2,760 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

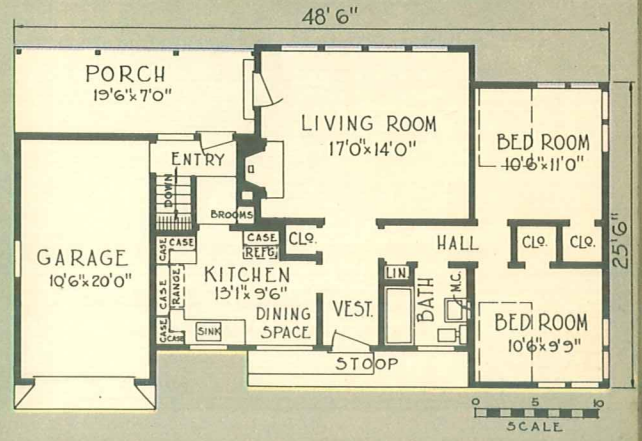


This is a typical Early American type home, having many Cape Cod characteristics. Two front dormers will provide light for at least two large bedrooms in the attic if added later. The first floor has a large kitchen with dining space, a large living room and two bedrooms. The exterior construction is of shingles or shakes.



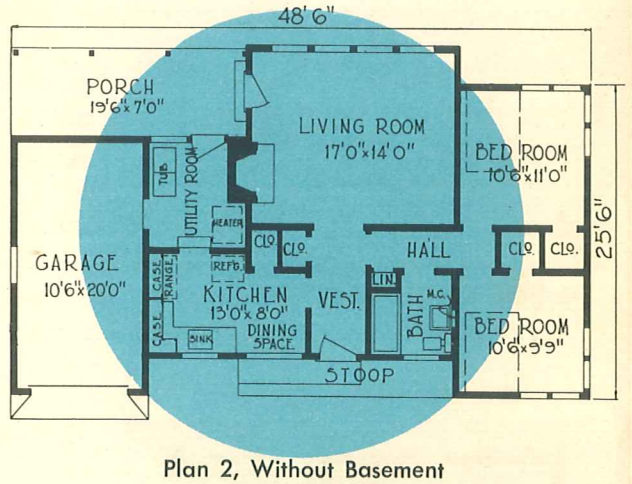
No. 4802

Typical Ranch House



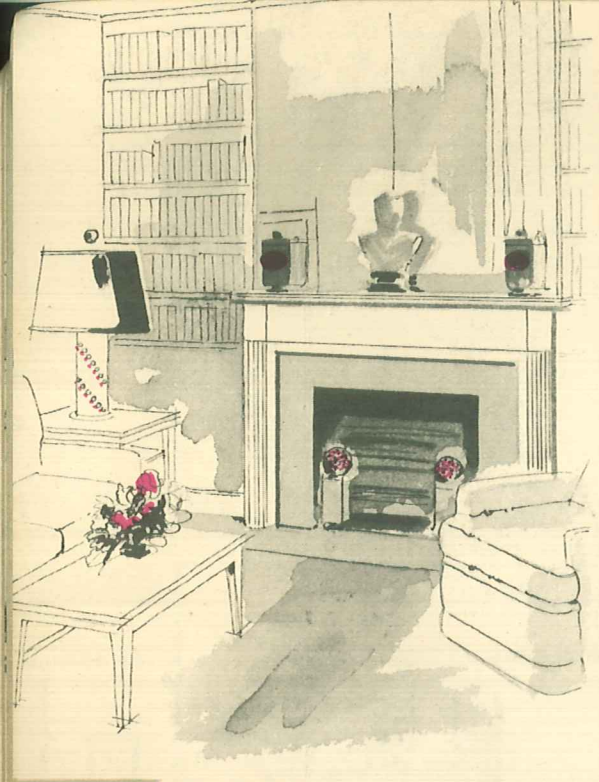
Plan 1, With Basement

DATA: Living Area, Plan 1 or 2—895 Sq. Ft.; Porch Area, Plan 1 or 2—140 Sq. Ft.; Garage Area, Plan 1 or 2—231 Sq. Ft.; Cubage, Plan 1—20,660 Cu. Ft., Plan 2—15,890 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, Plan 1—7 Ft.



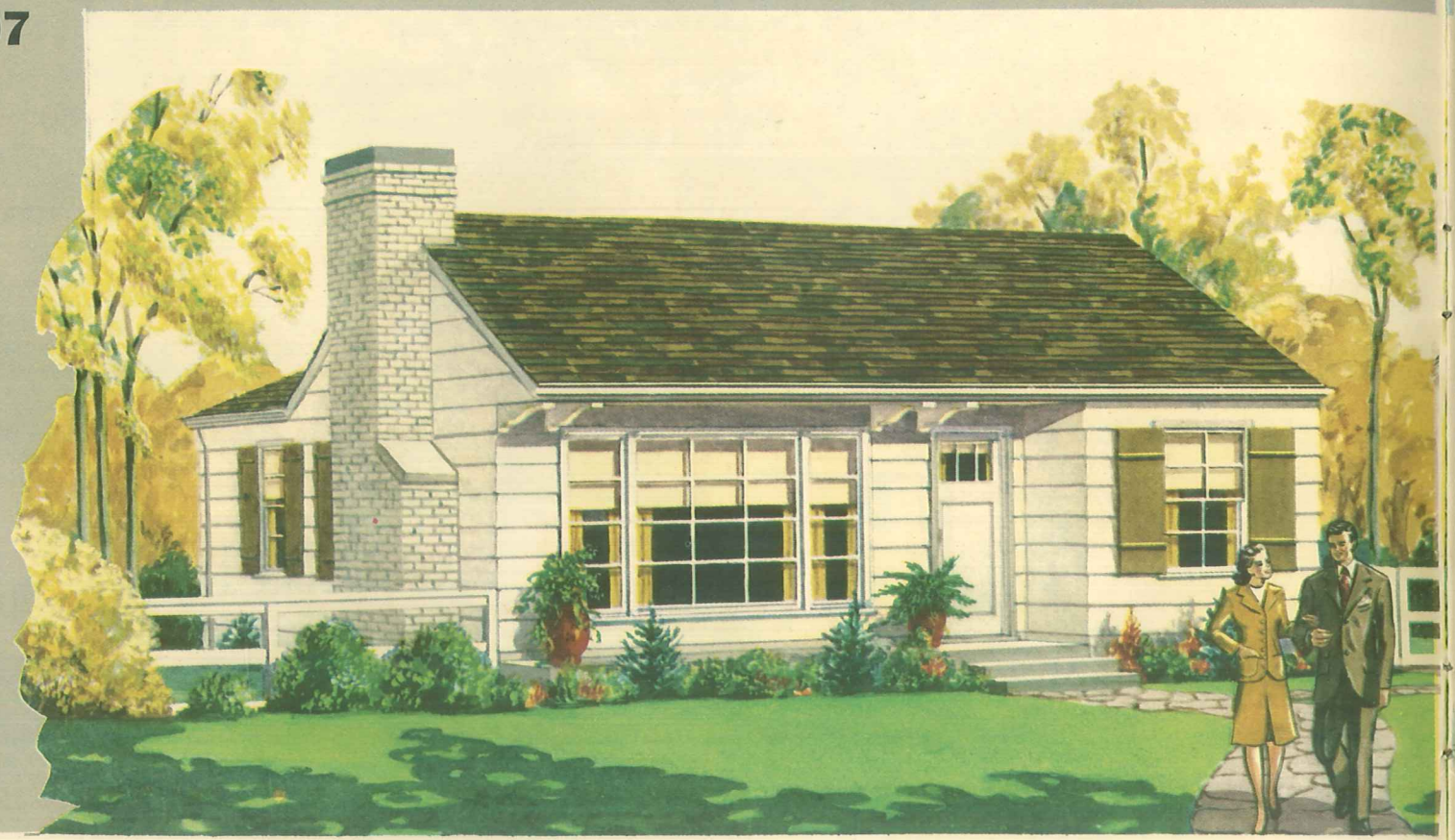
Plan 2, Without Basement

This four room home with its attached garage has the low, wide, sweeping lines that are associated with ranch house architecture. The large living room has a natural fireplace, and dining space is provided in the kitchen. Plan 1 includes a basement while plan 2 calls for a utility room instead. There are windows in abundance . . . in every room in the house.



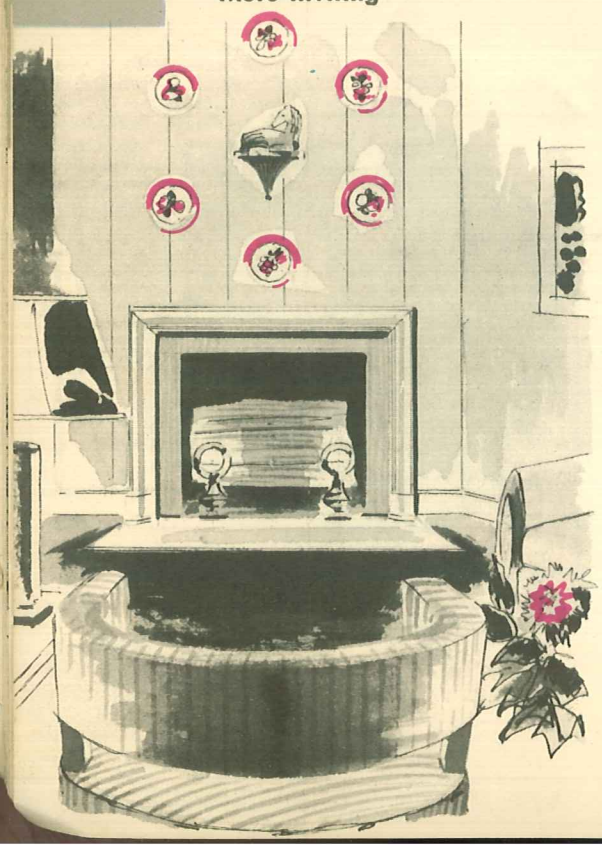
A Wide Selection of Fireplaces Assures Decor Harmony

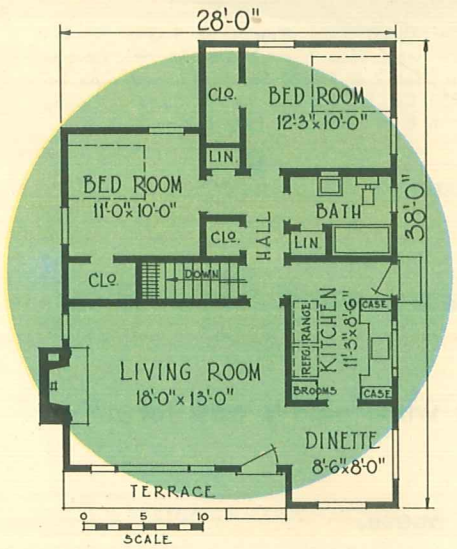
No. 4607



DATA: Living Area, 929 Sq. Ft.; Cubage, 17,535 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

A Fireplace Makes Any Room More Inviting





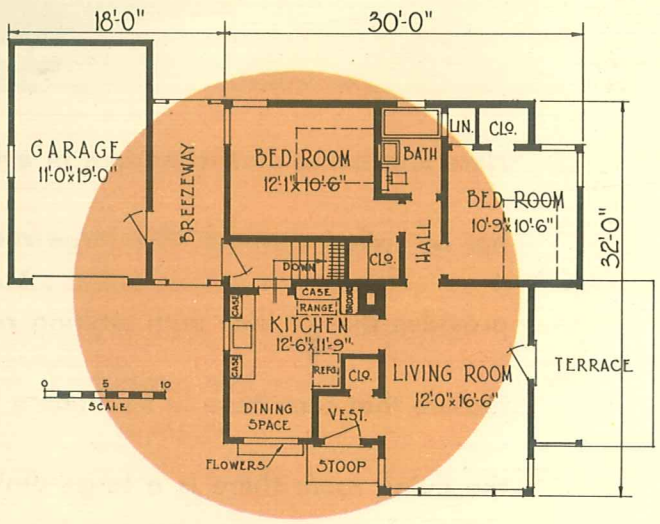
This is a typical Western home, quite modern in character with a large picture window at the front. This home may be considered as either a four or five room home, for the dinette is as efficient as a dining room for the relatively small family. A central hall connects all main rooms eliminating wasted steps and providing easy accessibility. Exterior walls are of frame construction and the chimney is of white painted brick. A full basement is provided.

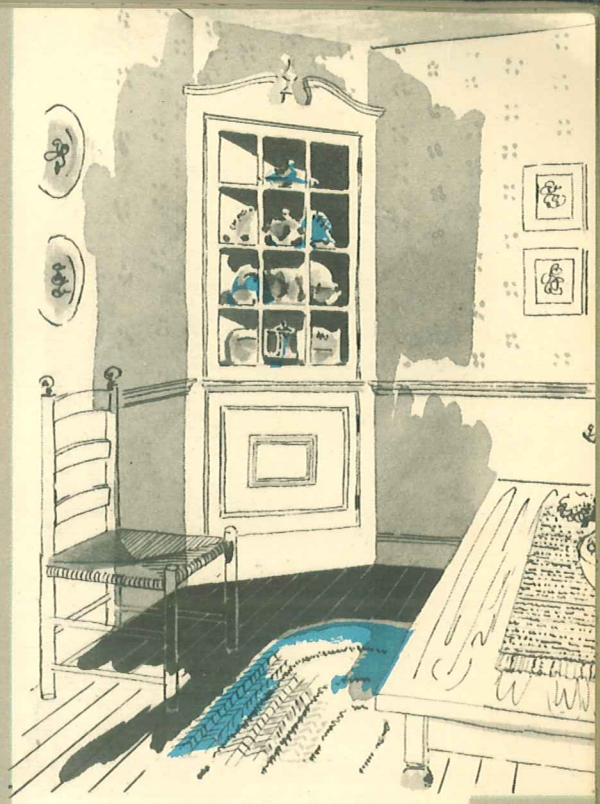
No. 4601



DATA: Living Area, 826 Sq. Ft.; Breezeway and Garage Area, 330 Sq. Ft.; Cubage, House—16,000 Cu. Ft.; Cubage, Breezeway and Garage —2,565 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

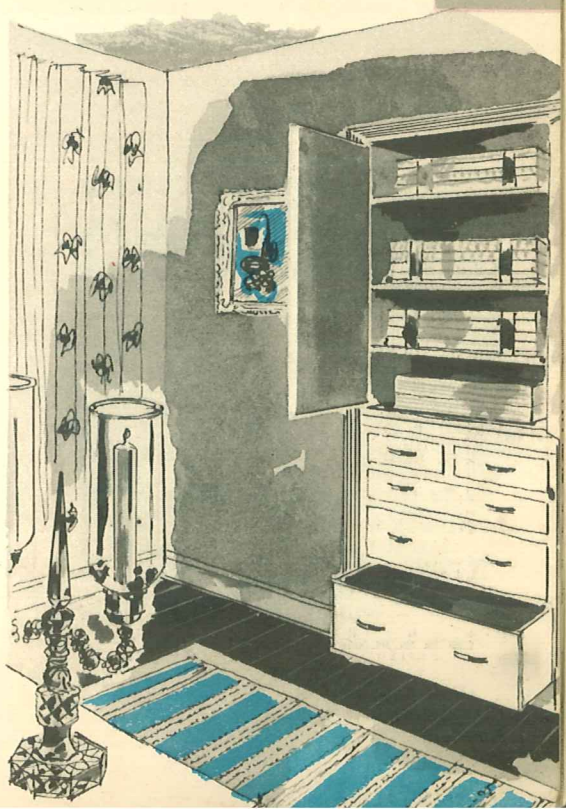
The ingenious arrangement of the projecting front wing, which is entirely of glazed sash, virtually brings the outdoors in. The attached garage with the breezeway provides the appearance of great width yet the architecture is basically Colonial. The plans provide for a large terrace at the right of the living room which will be much appreciated for summer living. A basement is provided.





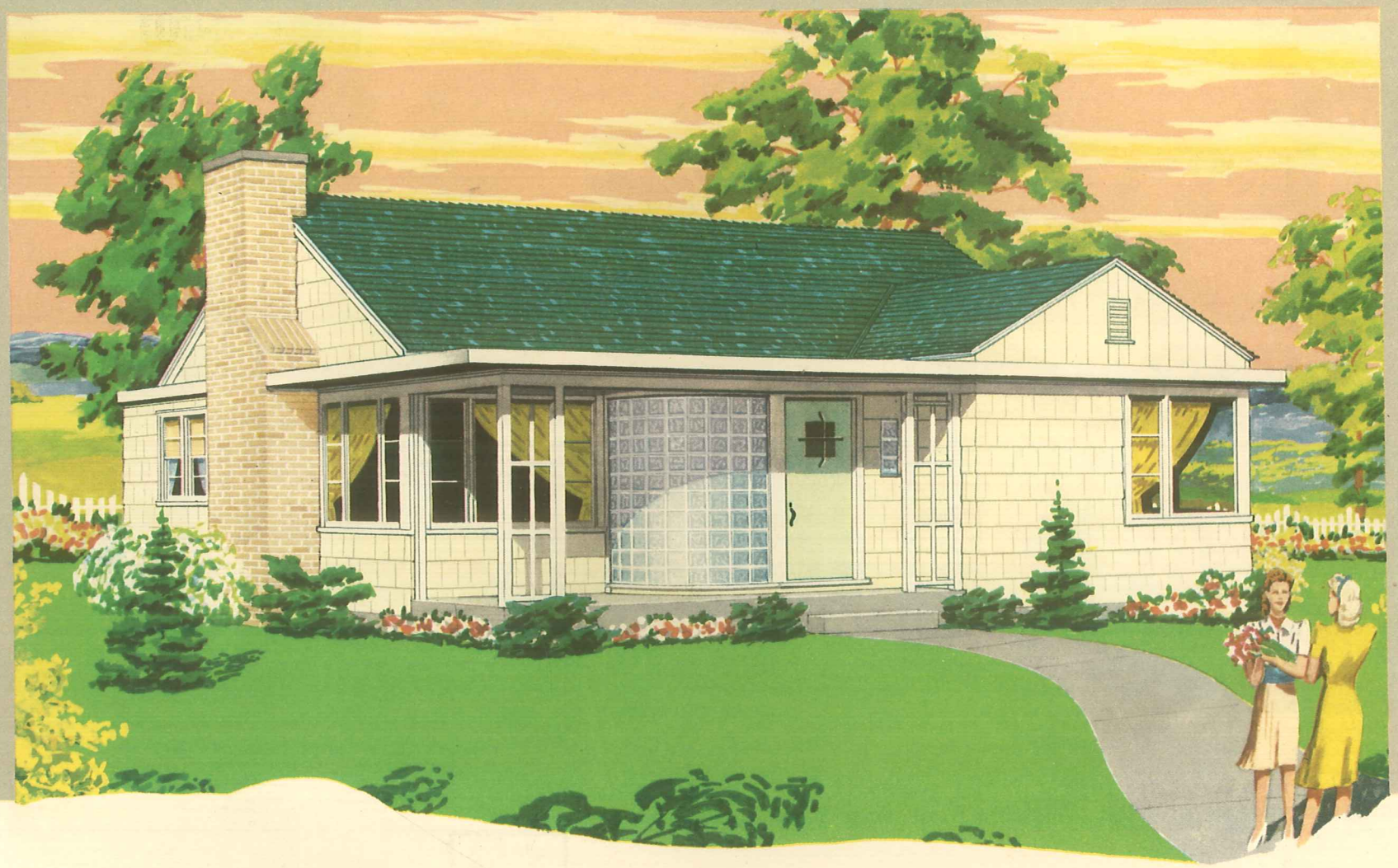
A Convenient and Decorative Corner Cabinet

Build in a Space Saving Linen Cabinet

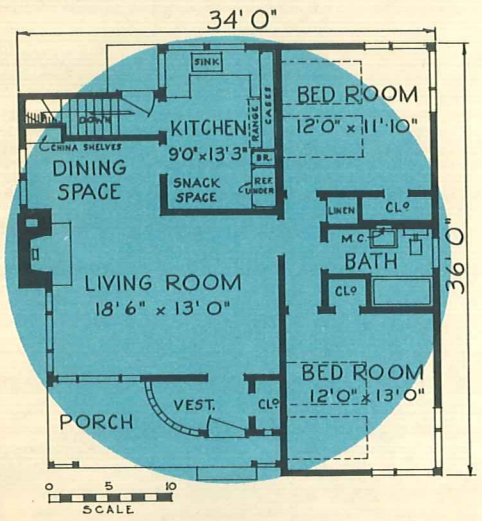


No. 4705

Modified Contemporary Design



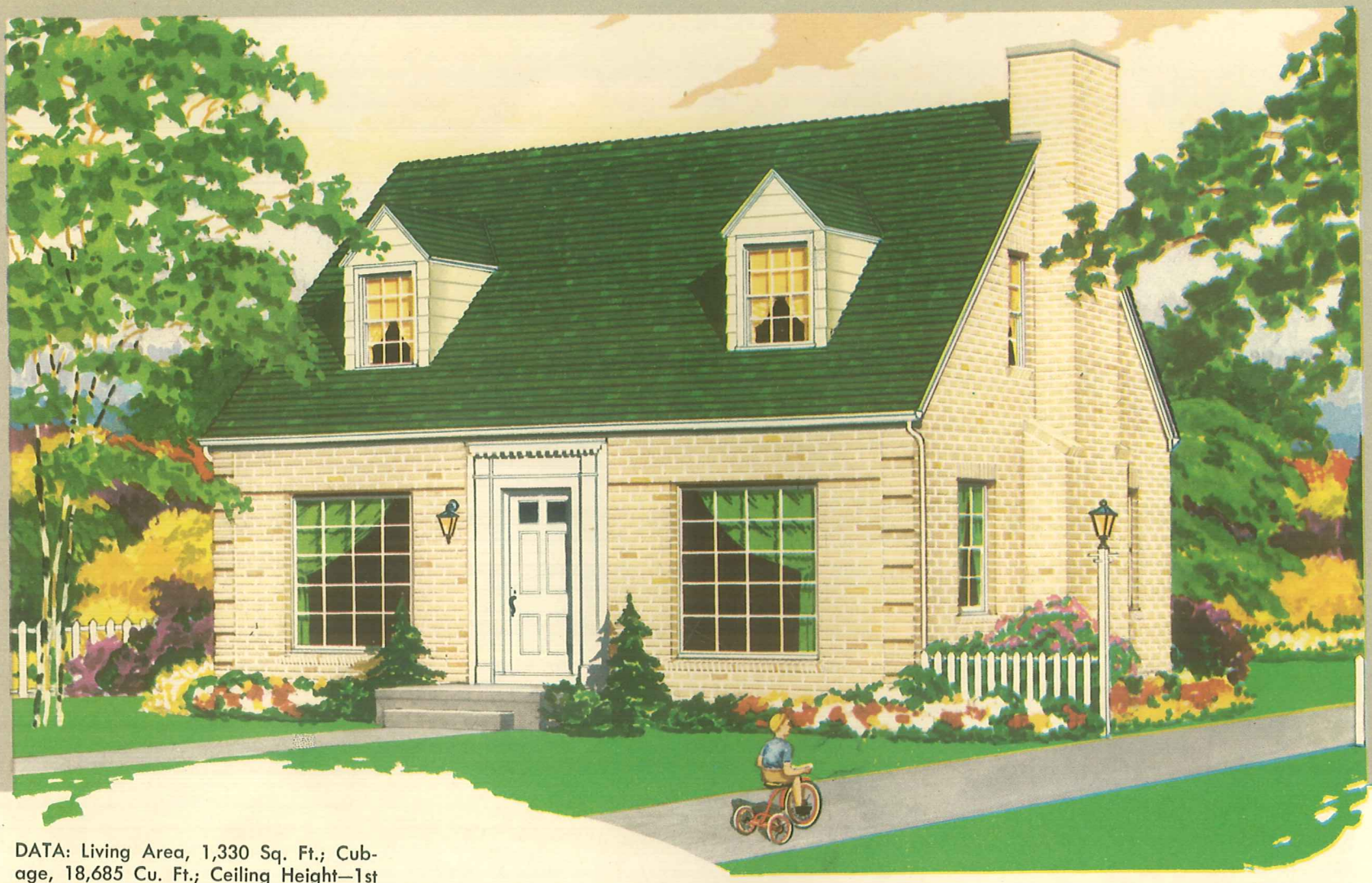
DATA: Living Area, 1,017 Sq. Ft.; Porch Area, 94 Sq. Ft.; Cubage, 19,965 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



Here is a home that is modern in every respect . . . yet it certainly could not be called extreme. The large curved glass block panel encloses the front vestibule and provides the exterior with striking contrast to the shingles and vertical siding. Corner windows are another feature that contribute to its modern appearance as well as assuring a wealth of sunlight. At the rear of the living room there is a large dining space yet the kitchen has a most convenient snack space as well.

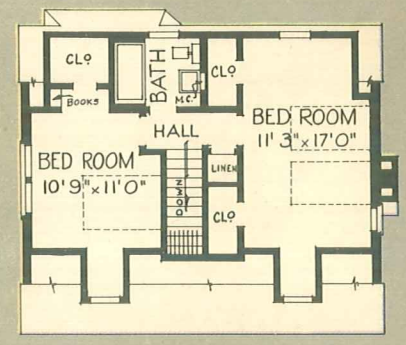
No. 4708

Traditional Charm in Brick

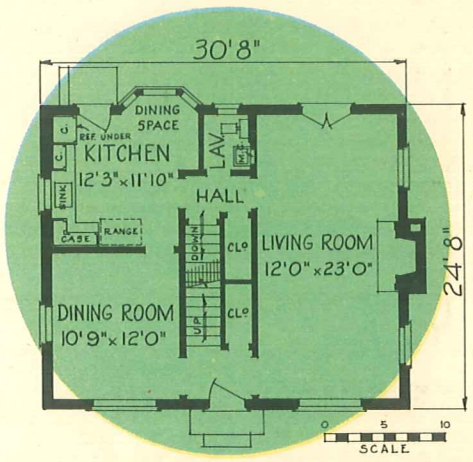


DATA: Living Area, 1,330 Sq. Ft.; Cubage, 18,685 Cu. Ft.; Ceiling Height—1st Floor, 8 Ft., 2nd Floor, 7½ Ft.; Basement Height, 7 Ft.

Although not a large home this modern Colonial contains five rooms which are planned in a most efficient and conventional manner. The large living room extends from the front to the rear and it has a natural fireplace and French doors which may open out upon a garden terrace if desired. There is a full dining room and the cheerful attractive dining bay in the kitchen will save many minutes and steps. There is a full bath upstairs and downstairs is a much desired powder room. The plans provide for a full basement.



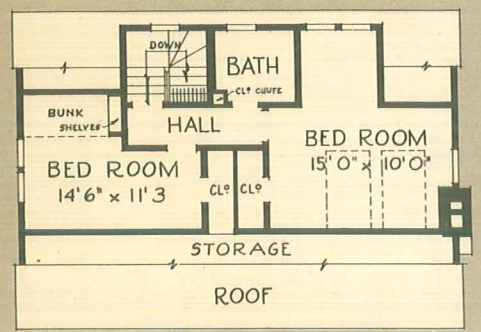
Second Floor Plan



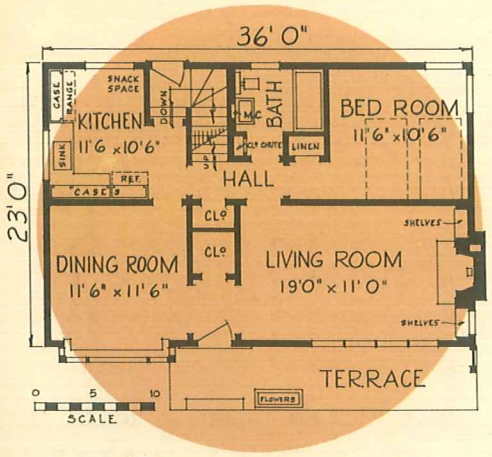
First Floor Plan

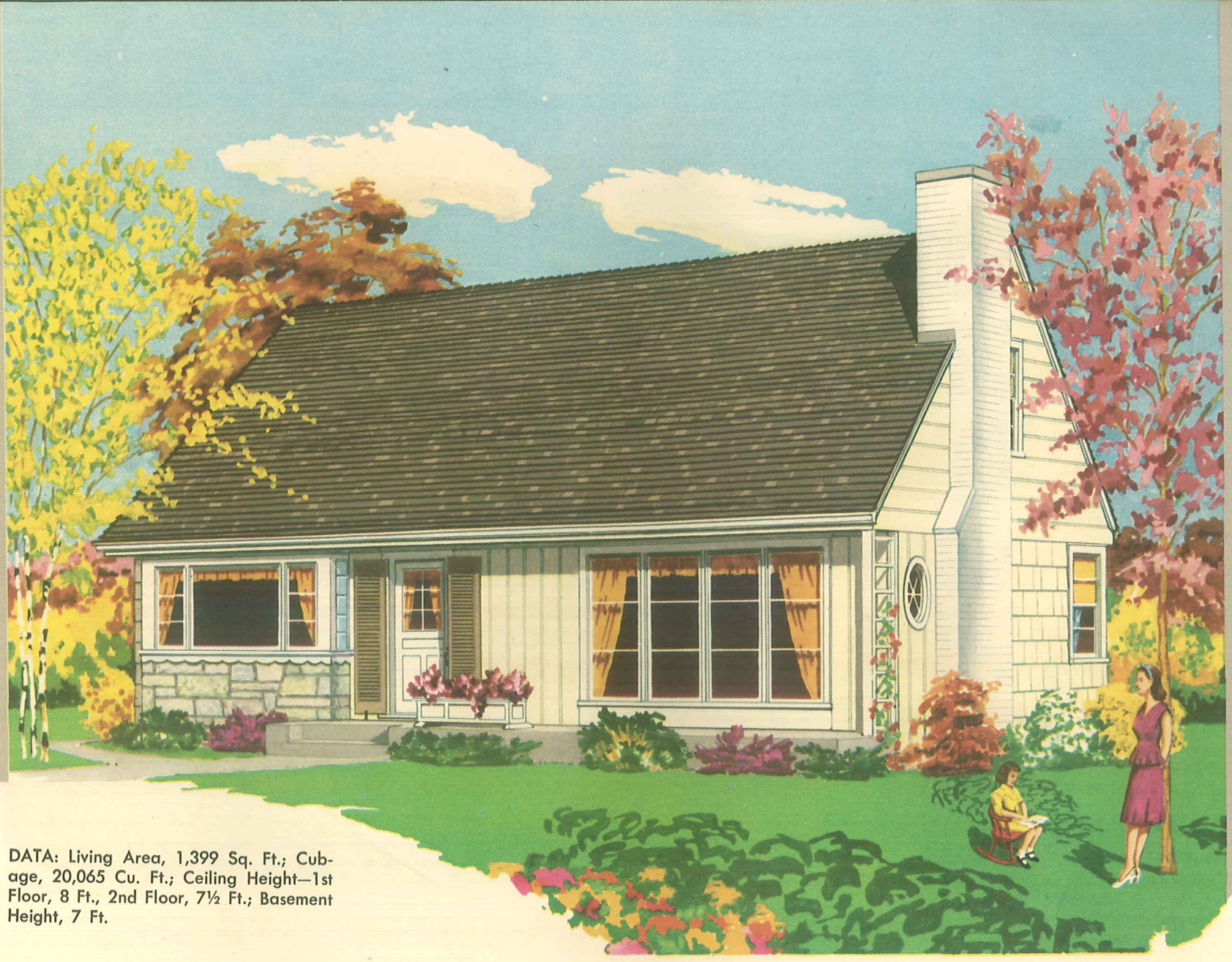
No. 4710

Many Unusual Features



Future Second Floor Plan



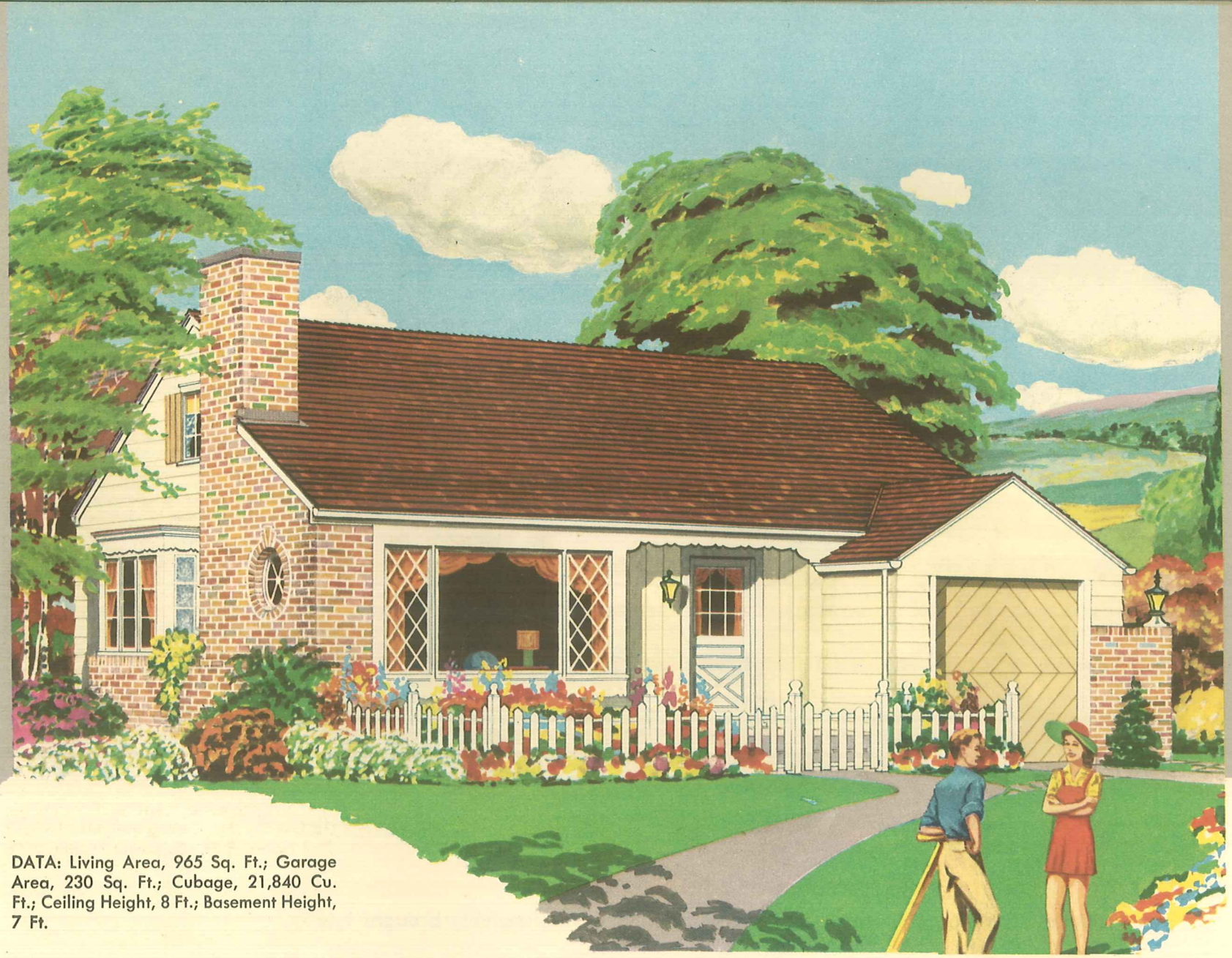


DATA: Living Area, 1,399 Sq. Ft.; Cubage, 20,065 Cu. Ft.; Ceiling Height—1st Floor, 8 Ft., 2nd Floor, 7½ Ft.; Basement Height, 7 Ft.

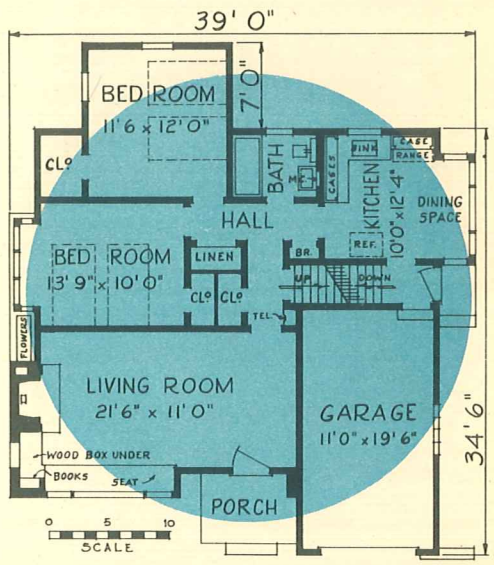
The four room Colonial home with many indoor features can easily become a six room residence. Two bedrooms and a bath may be added later on the second floor. The arrangement of the living room is most unusual with full book shelves at either side of the natural fireplace completely utilizing one wall. There is a large cheerful dining room with a picture bay and glass block trim. The kitchen is very efficiently planned to include snack space.

No. 4701

Harmony in Brick and Frame



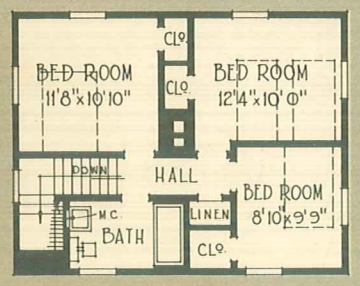
DATA: Living Area, 965 Sq. Ft.; Garage Area, 230 Sq. Ft.; Cubage, 21,840 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



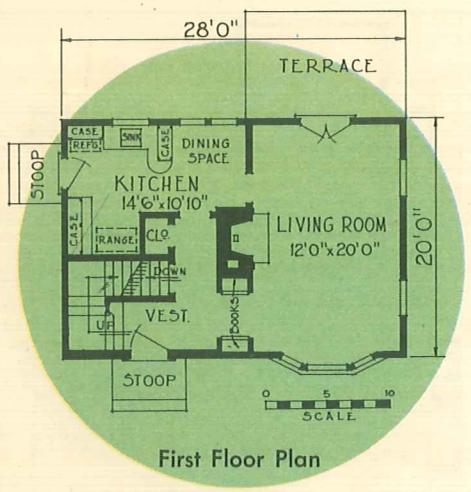
This is a very modern small home which proudly proclaims its Colonial heritage as well. The large living room has a bay window and window seat, a natural fireplace with wood-box and book shelves built at one side. Note that ample closet facilities are provided and that both bedrooms accommodate twin beds. All the latest appointments are to be found in the kitchen with its glazed bay dining space.

No. 4803

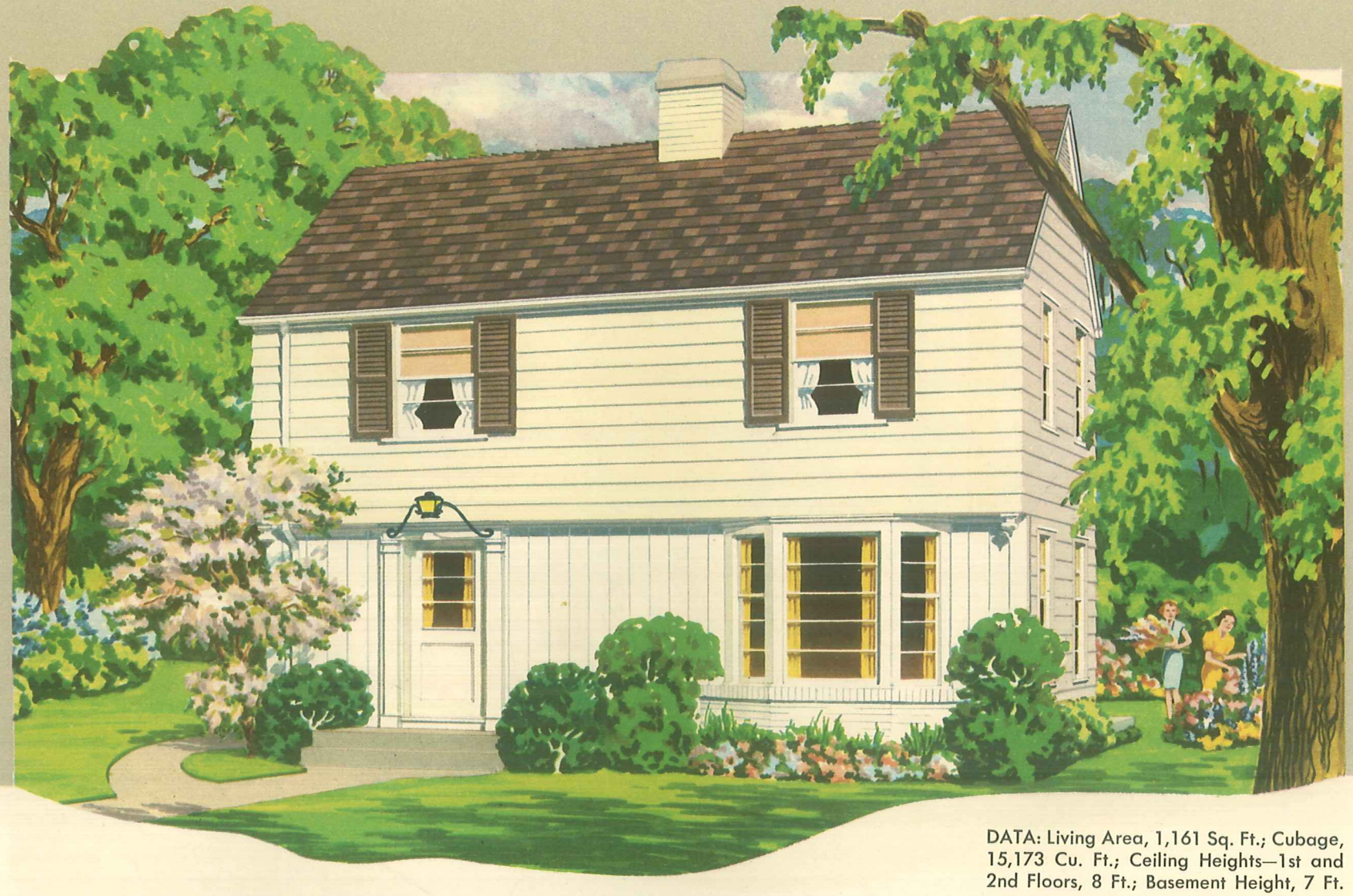
An "Economical" Garrison Home



Second Floor Plan

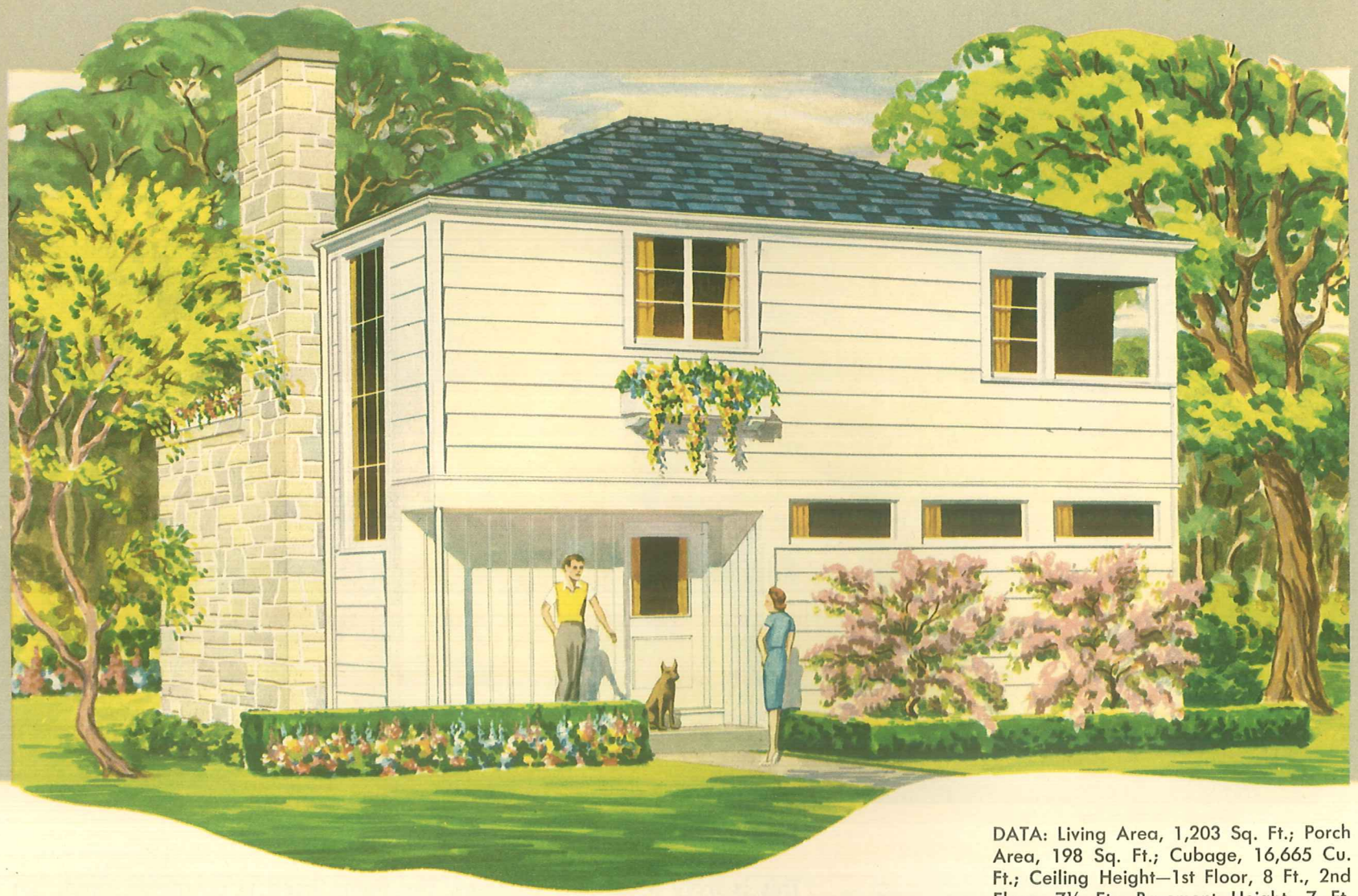


First Floor Plan



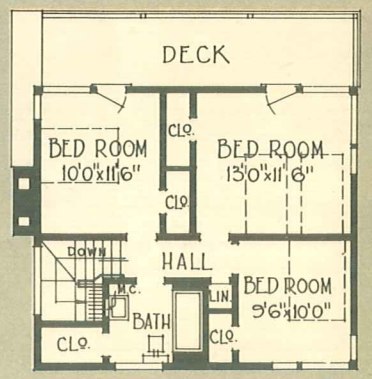
DATA: Living Area, 1,161 Sq. Ft.; Cubage, 15,173 Cu. Ft.; Ceiling Heights—1st and 2nd Floors, 8 Ft.; Basement Height, 7 Ft.

The combination of vertical and beveled siding is most effectively brought into play in this charming exterior. This modern home is typically Colonial in origin and the first floor contains a large living room with a natural fireplace. The arch between the vestibule and the living room has built-in book shelves at either side. A large dining space is provided in the kitchen and the living room extends the full length of the home. An architectural plan of this kind affords the most living area for the building dollar.



No. 4806

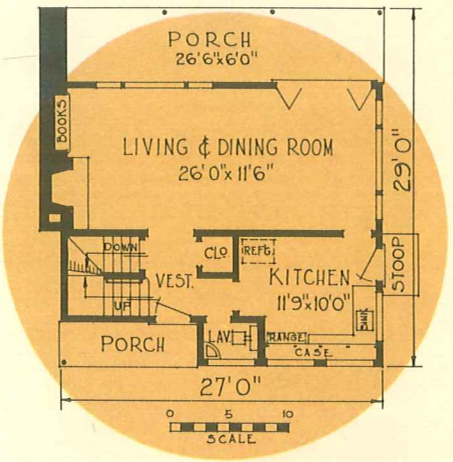
Contemporary Modern with Studio Features



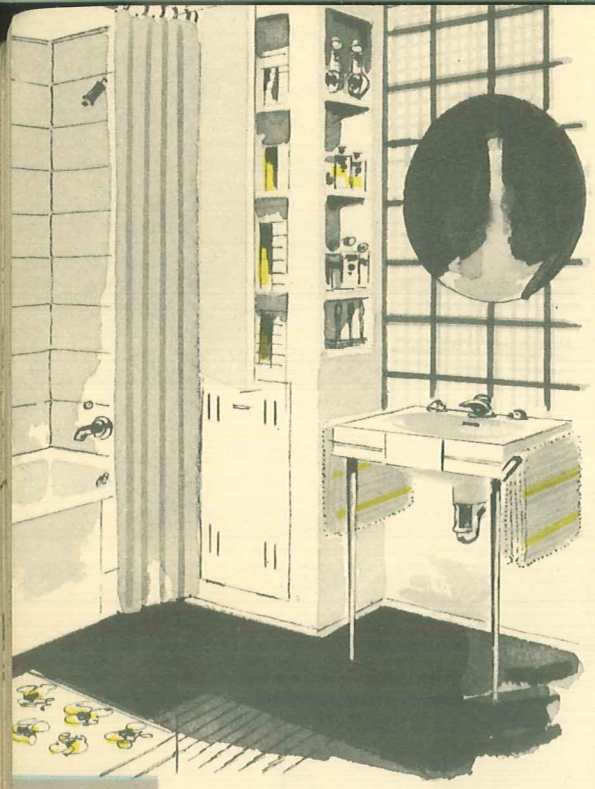
Second Floor Plan

DATA: Living Area, 1,203 Sq. Ft.; Porch Area, 198 Sq. Ft.; Cubage, 16,665 Cu. Ft.; Ceiling Height—1st Floor, 8 Ft., 2nd Floor, 7½ Ft.; Basement Height, 7 Ft.

This home features contemporary modern architecture at its best. Basically of frame construction, the stone chimney and left side wall introduce effective contrast. The studio effect of the large stair hall window and the modern corner windows give this home an atmosphere that is delightfully different. The large kitchen has ample space for intimate family dining and guests may be served at the end of the living room just off the kitchen, near the large view windows. A basement is provided.

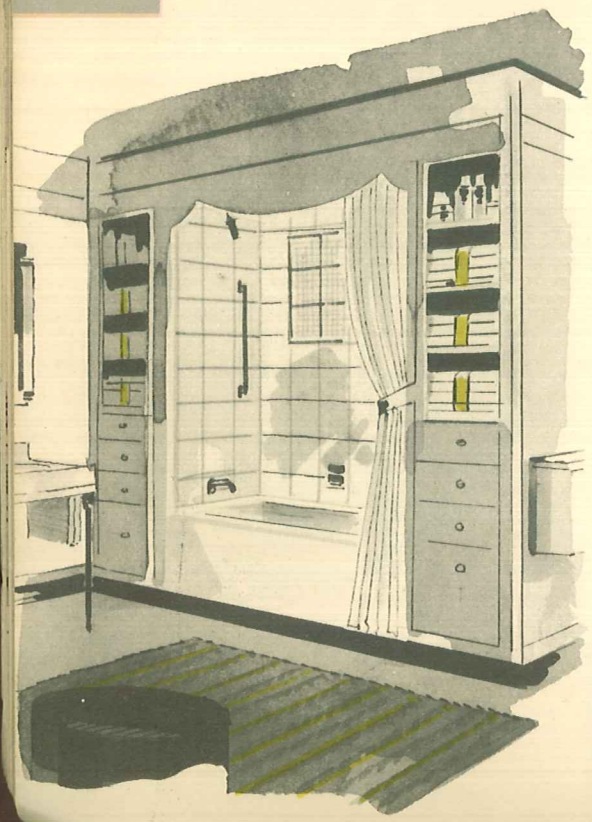


First Floor Plan



Your Bathroom Should Be Charming and Practical

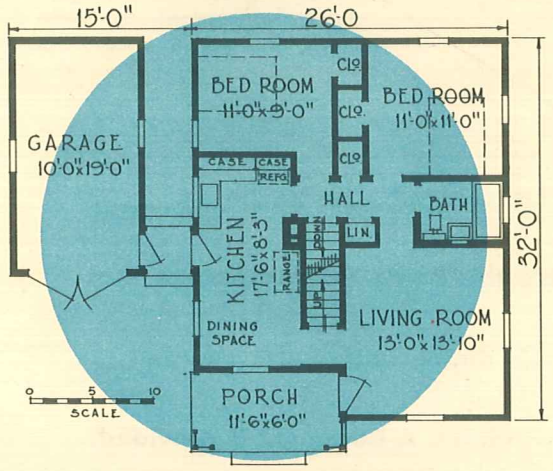
Built-in Storage Conserves Space and Adds Convenience



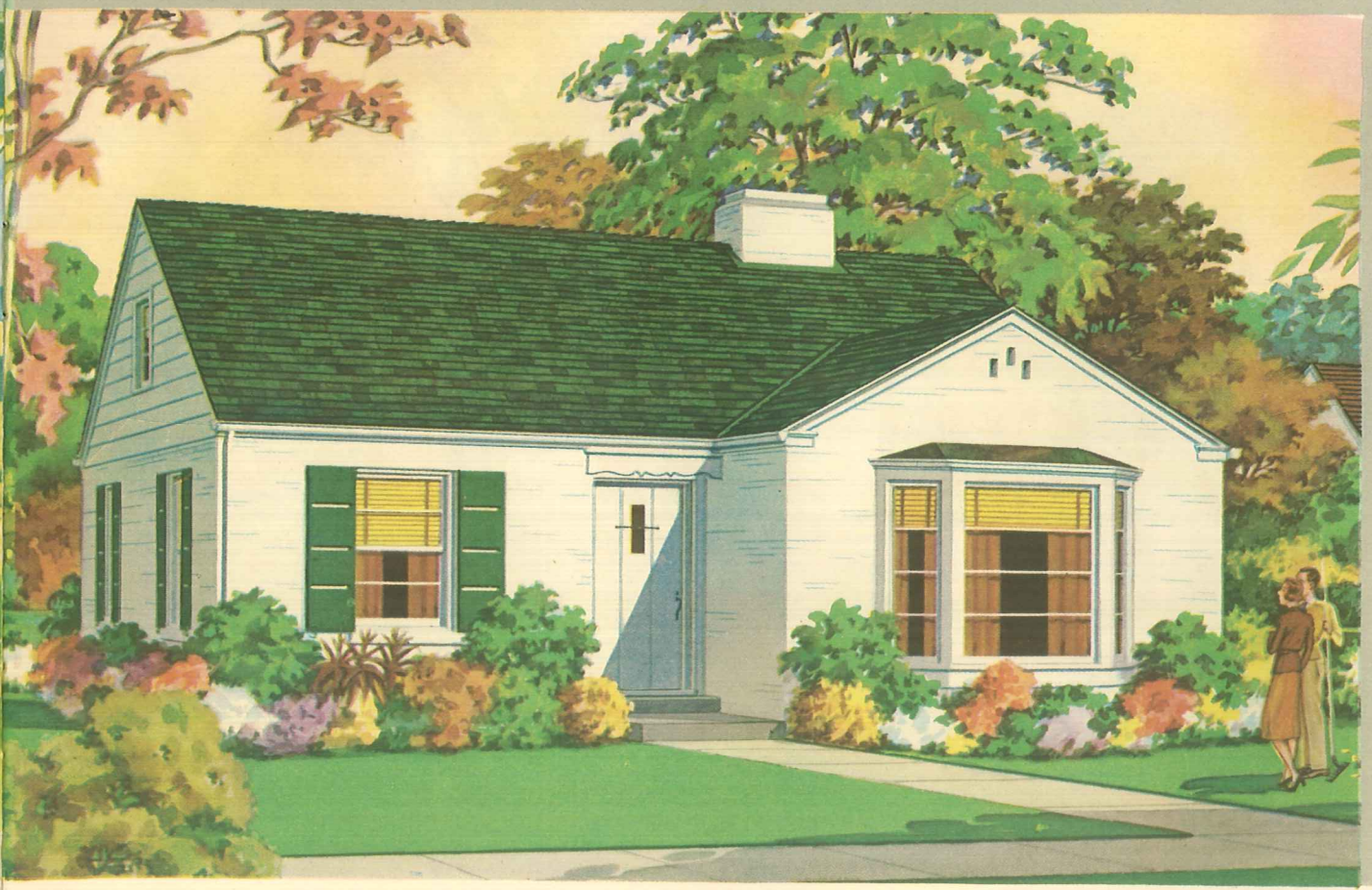
No. 4401

DATA: Living Area, 784 Sq. Ft.; Garage and Porch Area, 236 Sq. Ft.; Front Porch Area, 78 Sq. Ft.; Cubage—House and Front Porch, 17,250 Cu. Ft.; Garage and Porch, 2,055 Cu. Ft.; Ceiling Height, 8 Ft. 2 Inches; Basement Height, 7 Ft.





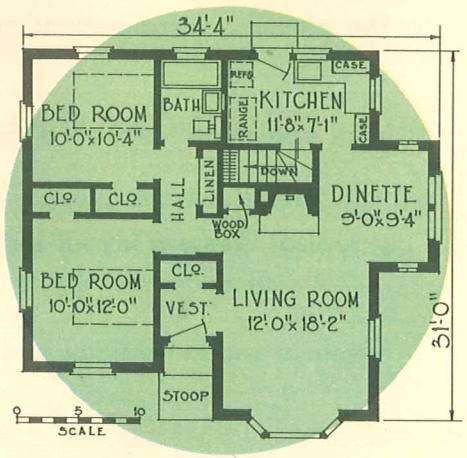
This is truly a modern Colonial. The home itself is relatively small but the breezeway and connecting garage accentuate the width of the building. The large kitchen affords a dining space and there is plenty of room upstairs for two more bedrooms if this should be desirable at a later date. Note the abundance of closet space and the linen closet in the hall. The exterior of this home is a pleasing arrangement of wood siding and shingles. A full basement is provided.

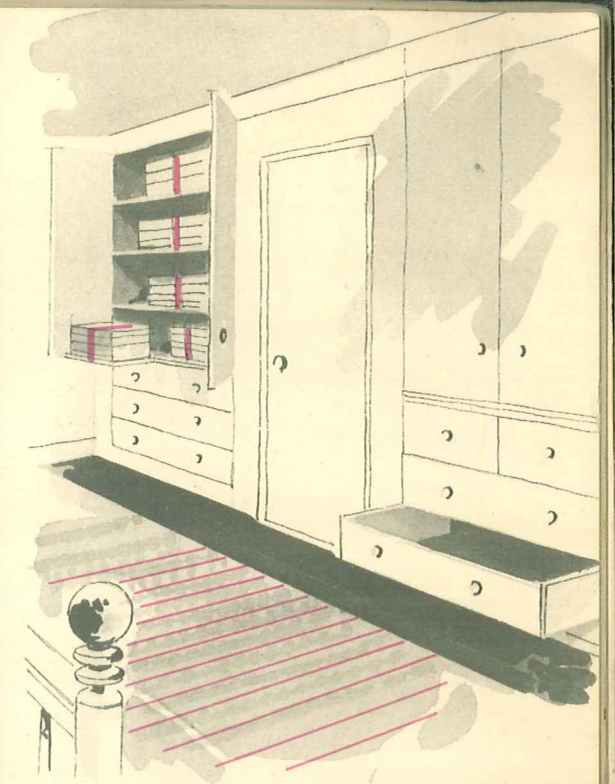


No. 4405

DATA: Living Area, 903 Sq. Ft.; Cubage, 17,870 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

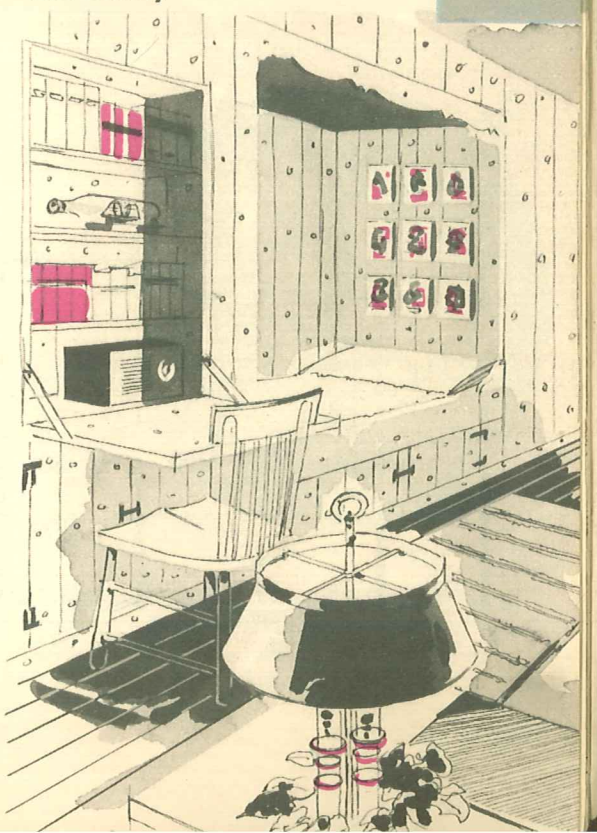
This five room brick home has many unusual features to recommend it. The large living room has a natural fireplace at one end with a built-in wood box. The dinette is immediately adjacent to the kitchen and is actually a part of the living room although it is unobtrusively set off in a complete bay of its own. The simplification of its Colonial exterior definitely follows the modern trend. A full basement is provided.





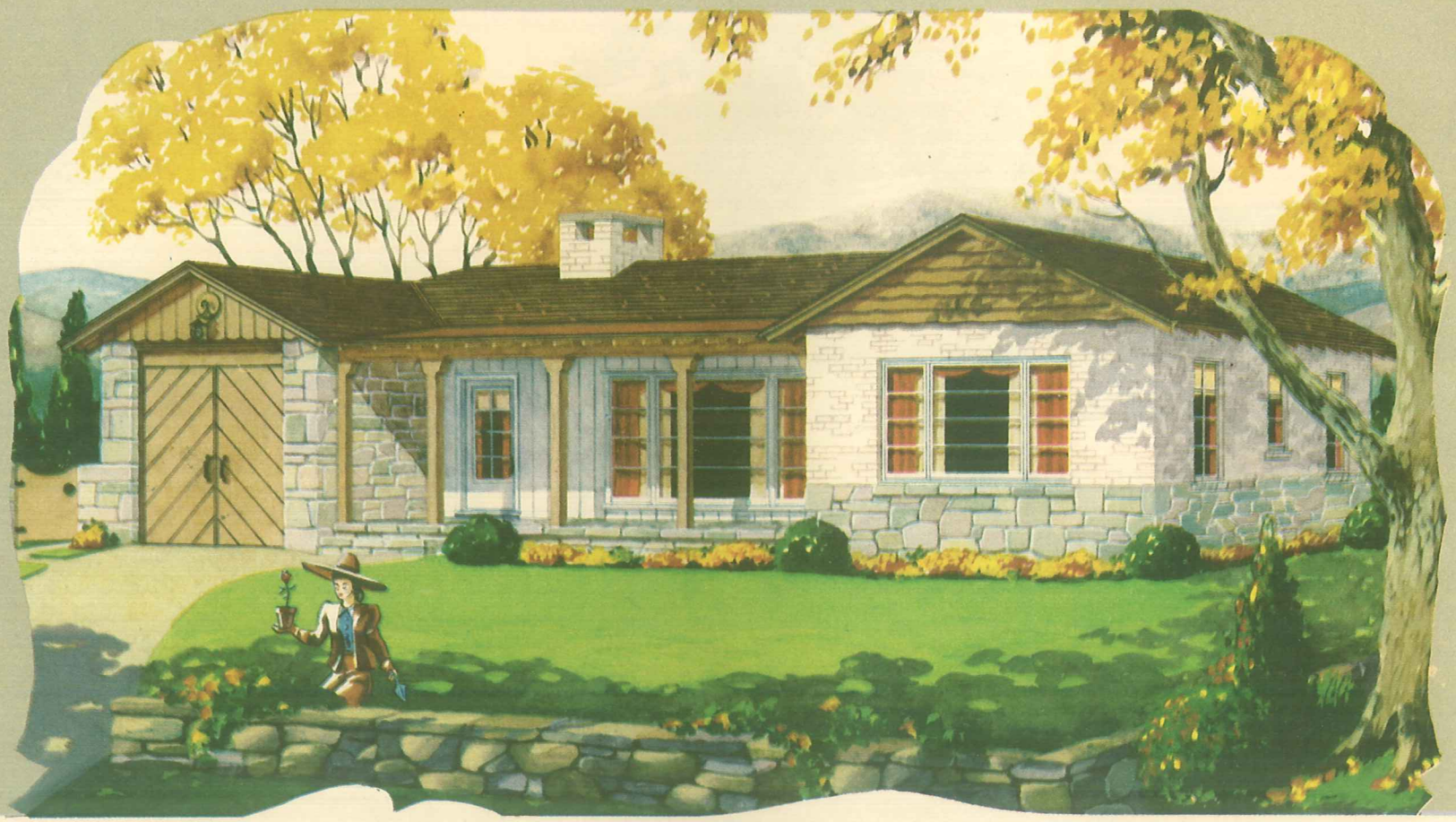
A Storage Wall for Orderliness in Limited Space

For Sleep, Study or "Relaxation" Build in Convenience and Beauty

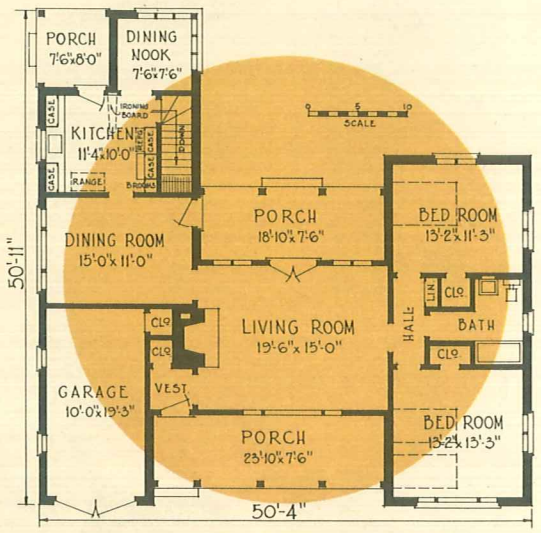


No. 4603

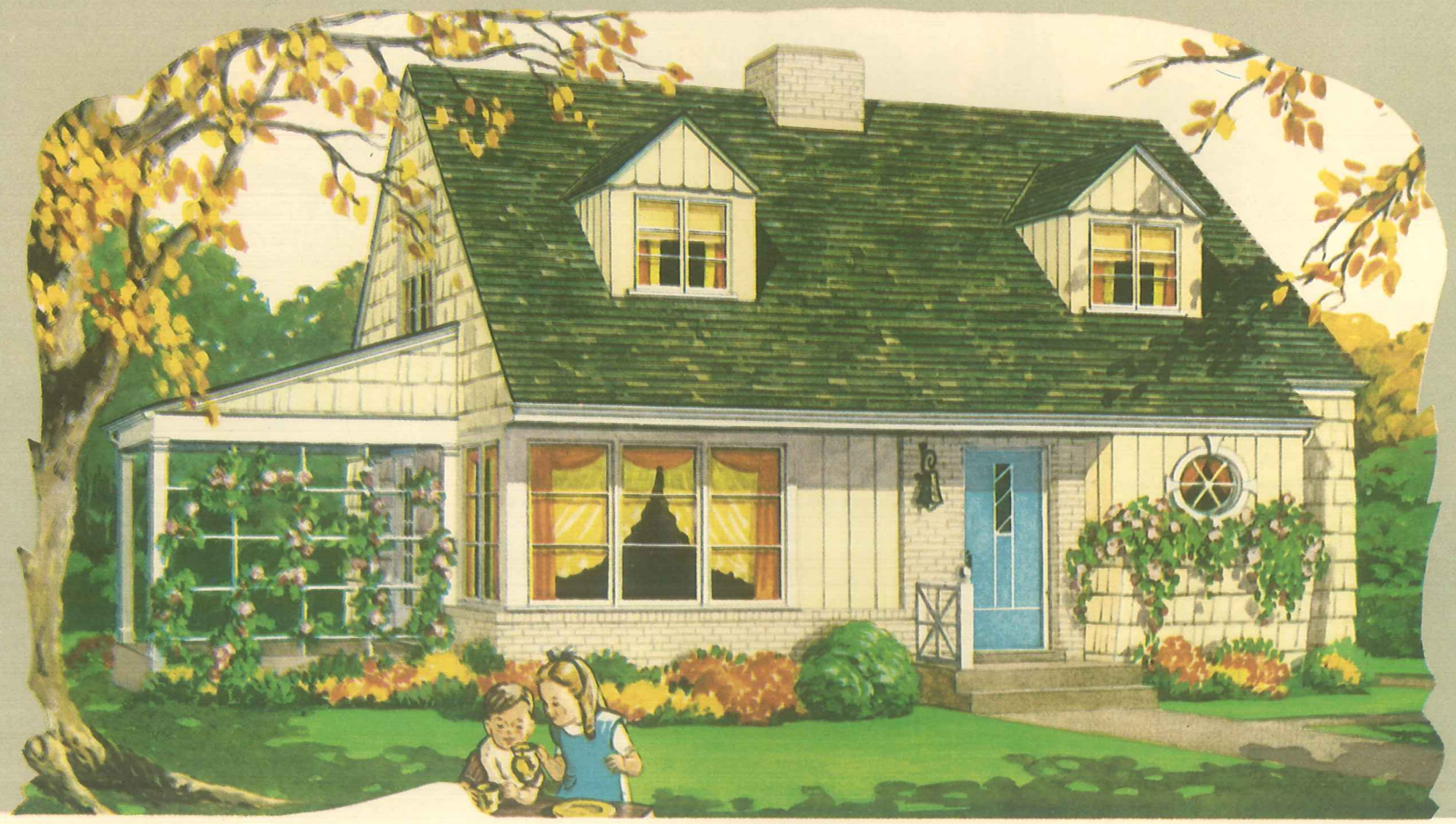
Ranch House in Frame, Brick and Stone



DATA: Living Area, 1,342 Sq. Ft.; Porch Area, 379 Sq. Ft.; Garage Area, 225 Sq. Ft.; Cubage, 24,055 Cu. Ft.; Ceiling Height, 8 Ft. 3 Inches; Basement Height, 7 Ft.

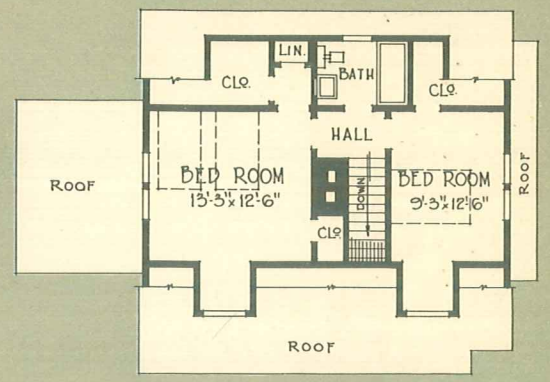


The pleasing arrangement of various types of frame siding combined with brick and stone makes this ranch house particularly eye-appealing. The floor plan embodies the best in typical Western layout with a full length porch at both the front and rear of the living room. There is a natural fireplace and in addition to a full dining room a practical dining nook is provided to the rear of the kitchen.



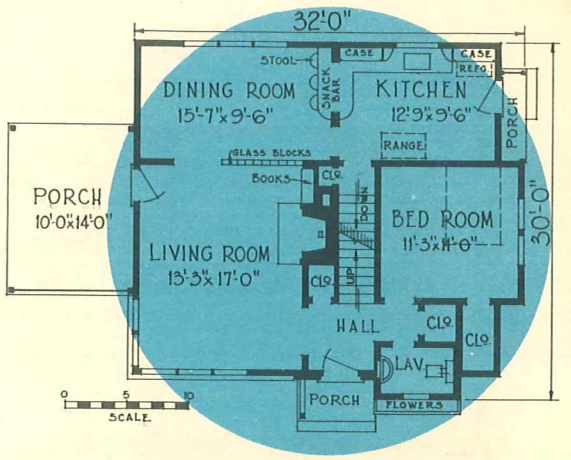
No. 4606

Harmony in Brick, Siding and Shingles



Second Floor Plan

Although not large, this modern adaptation of early American design is a full six room home. There is a full bath upstairs and a powder room just off the vestibule and hall. Many innovations are features of the interior . . . the glass block partition between the living and dining rooms and the modern snack bar are particularly intriguing. A large natural fireplace with book shelves also contribute to the charm and livability of this unusual home.

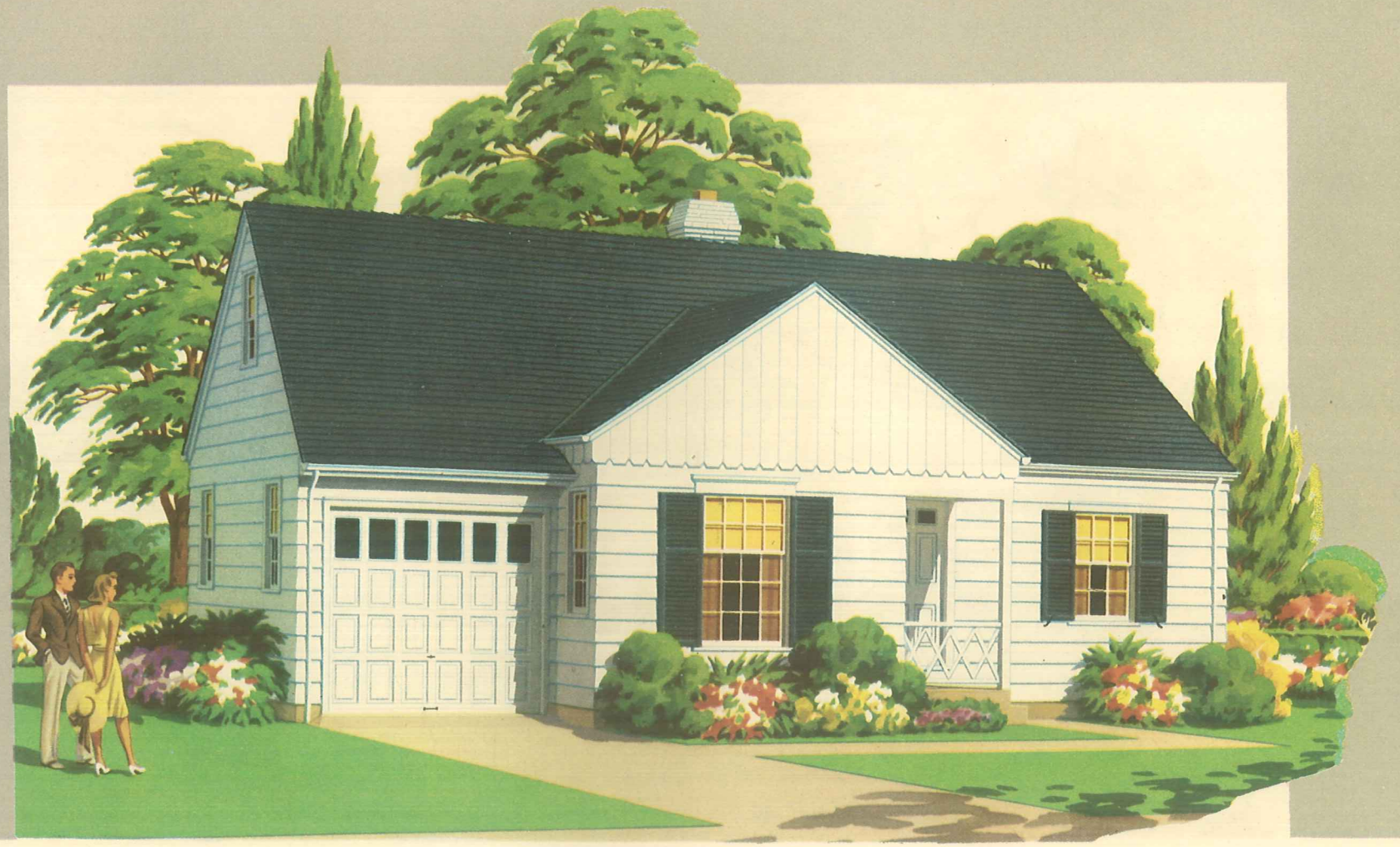


First Floor Plan

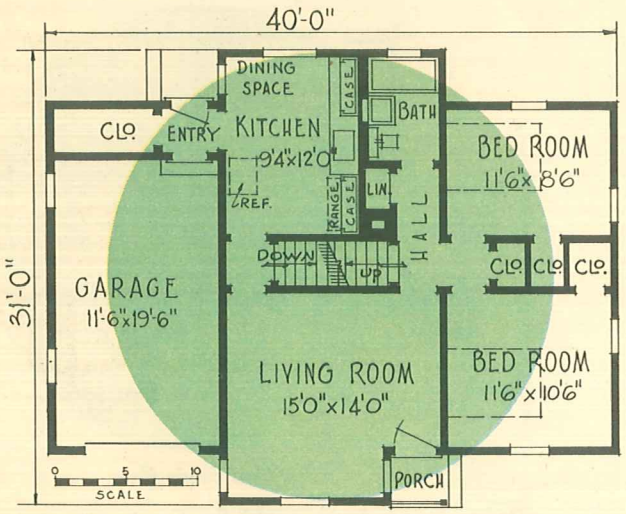
DATA: Living Area, 1,469 Sq. Ft.; Porch Area, 140 Sq. Ft.; Cubage—House, 21,520 Cu. Ft., Porch, 700 Cu. Ft.; Ceiling Heights, 1st and 2nd Floors, 8 Ft.; Basement Height, 7 Ft.

No. 4207

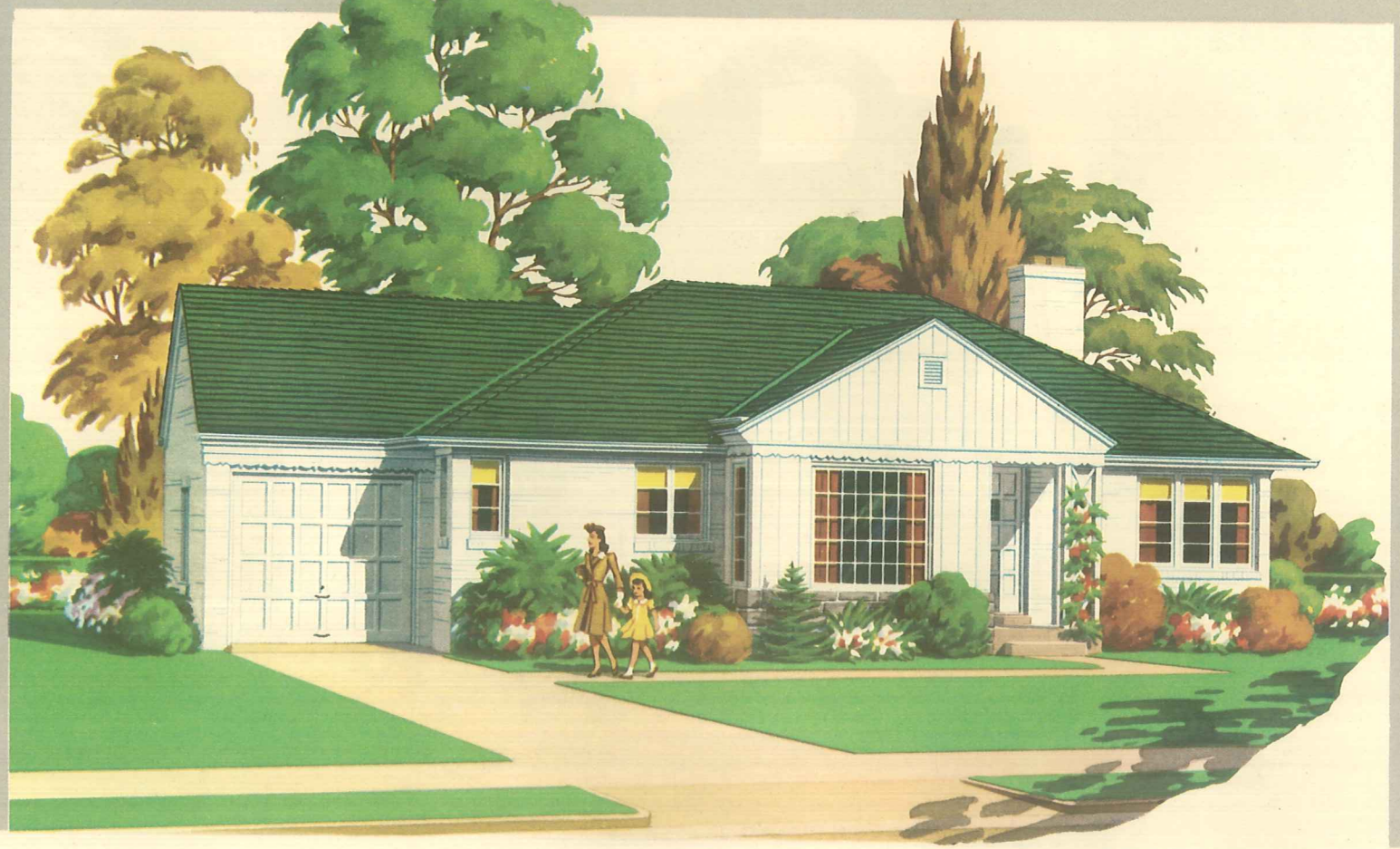
Completely Symmetrical with Attached Garage



DATA: Living Area, 818 Sq. Ft.; Garage Area, 240 Sq. Ft.; Cubage, 20,280 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



The symmetry in the design of this four room home with attached garage insures it a welcome in any neighborhood. The ingenious arrangement of the entry from the garage to the kitchen provides a huge closet space and the dining space in the kitchen makes a dining room unnecessary. If, at a later date more space is desired, two bedrooms may be added upstairs. All rooms have cross ventilation.

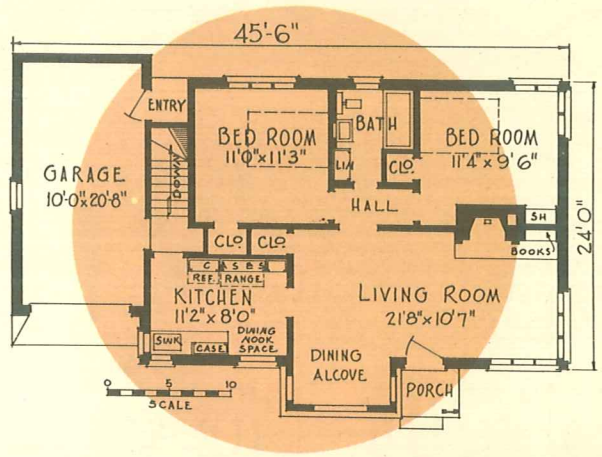


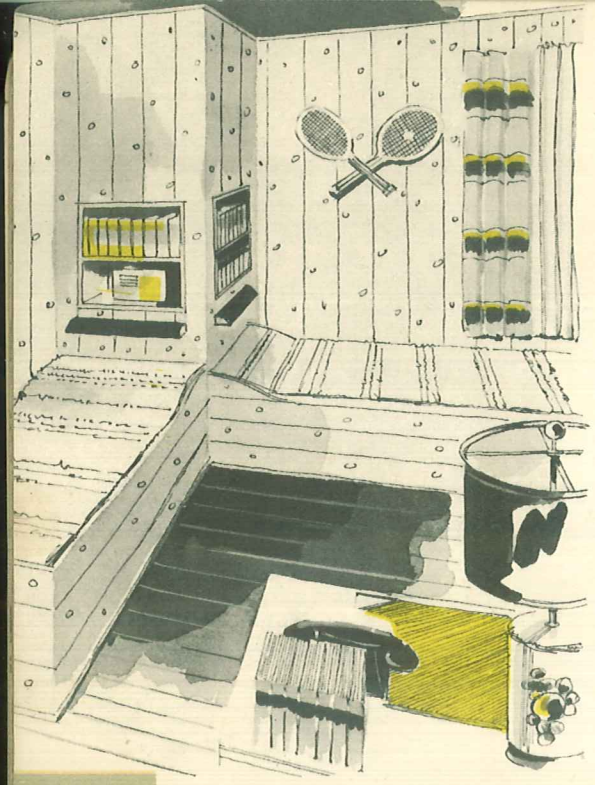
No. 4409

Hip and Gable Roofs Uniquely Combined

DATA: Living Area, 863 Sq. Ft.; Garage Area, 234 Sq. Ft.; Cubage, 19,635 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

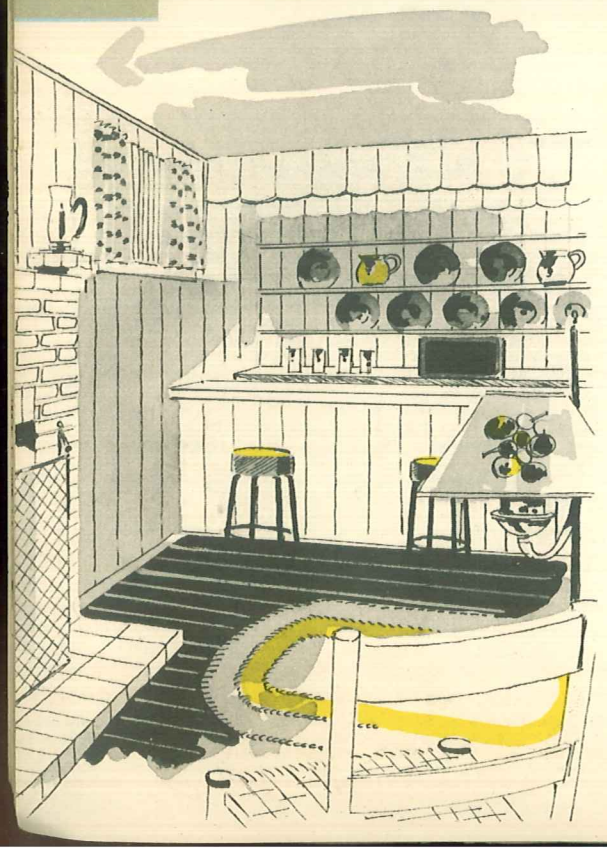
The combination of gable and hip roof construction contribute toward the appeal of this pleasing one story home. A dining space is provided in the kitchen. The attached garage is an integral part of the construction of the main building which is mainly brick, with some vertical siding employed for contrast. The dining alcove in the living room and the corner windows are important features as well as the book shelves beside the natural fireplace.



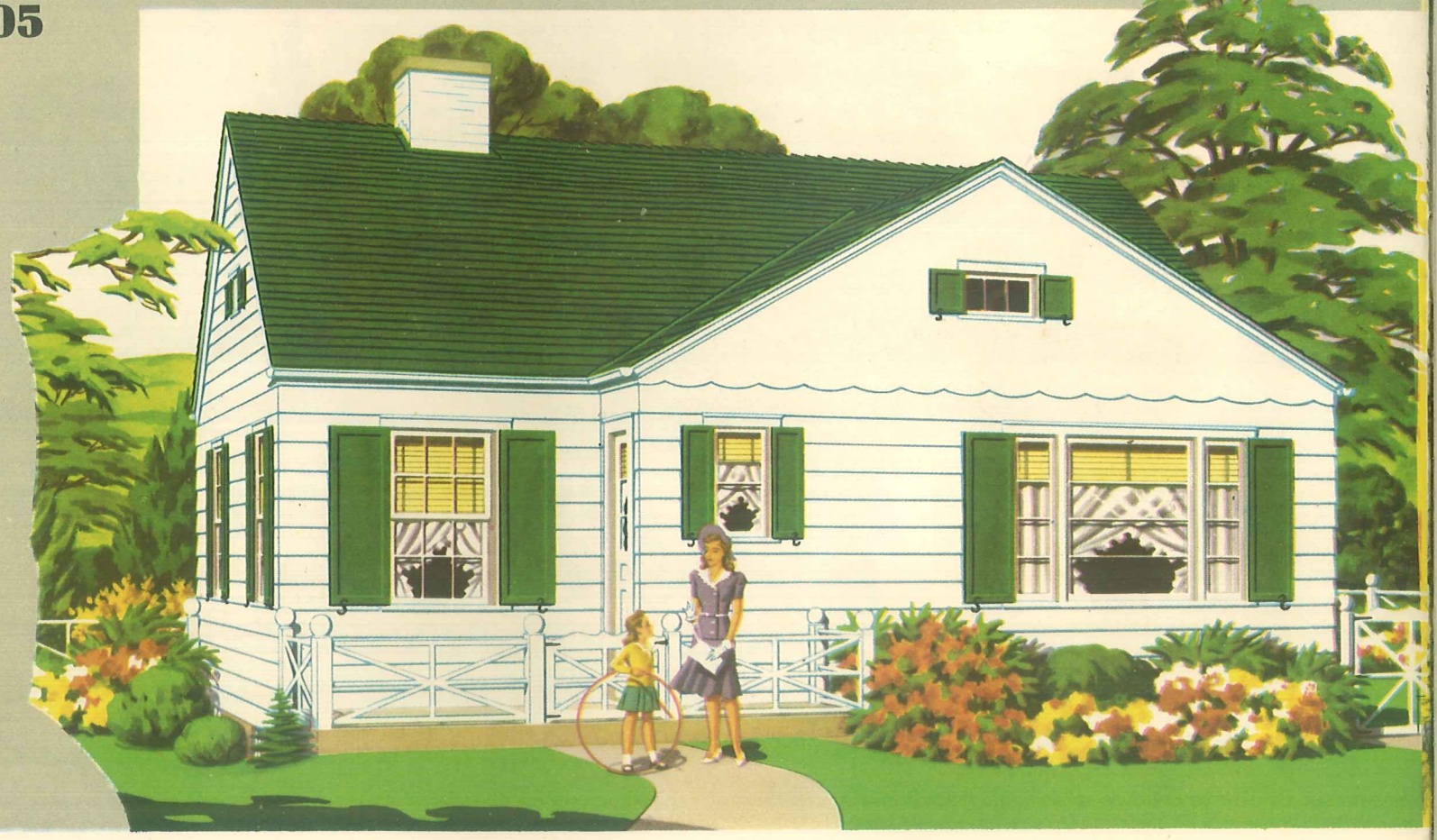


"Built-ins" Provide Harmonious Living and Space-saving

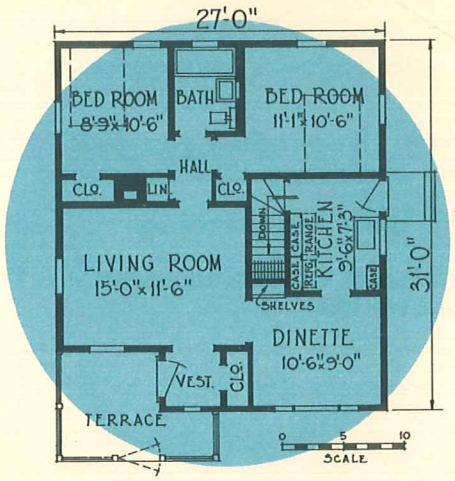
Basement Recreation Rooms Solve Many Entertaining Problems



No. 4305



DATA: Living Area, 795 Sq. Ft.; Cubage, 15,765 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



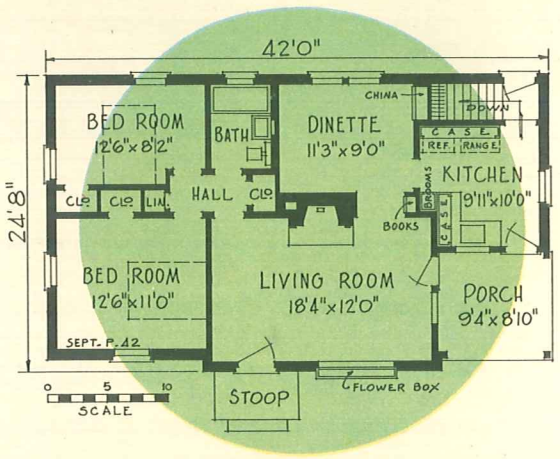
Traditionally Colonial with many modern appointments, this is a complete five room home. It is designed for economy in construction without sacrifice of beauty or taste. The dinette has a large picture window and built-in china shelves. The width of this home makes it ideal for construction on a comparatively narrow lot. A full basement is provided.

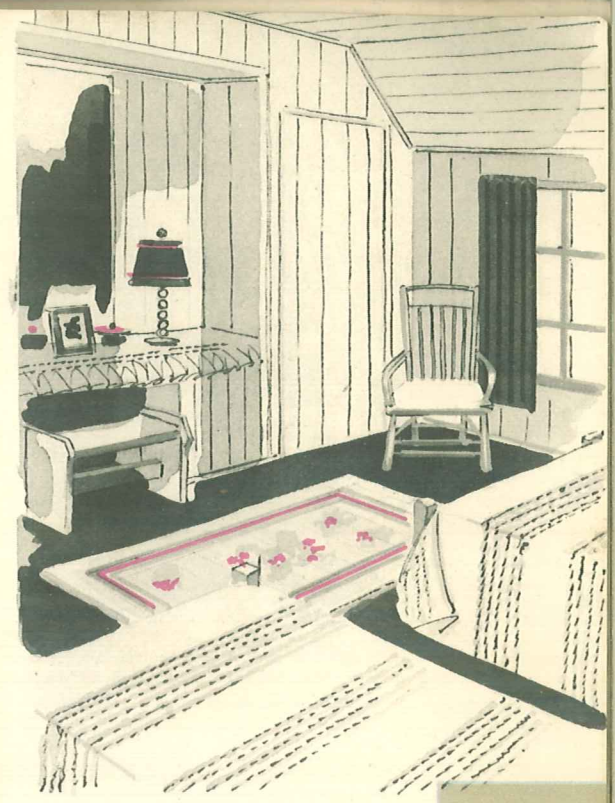


No. 4209

DATA: Living Area, 936 Sq. Ft.; Porch Area, 81 Sq. Ft.; Cubage, 20,845 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.

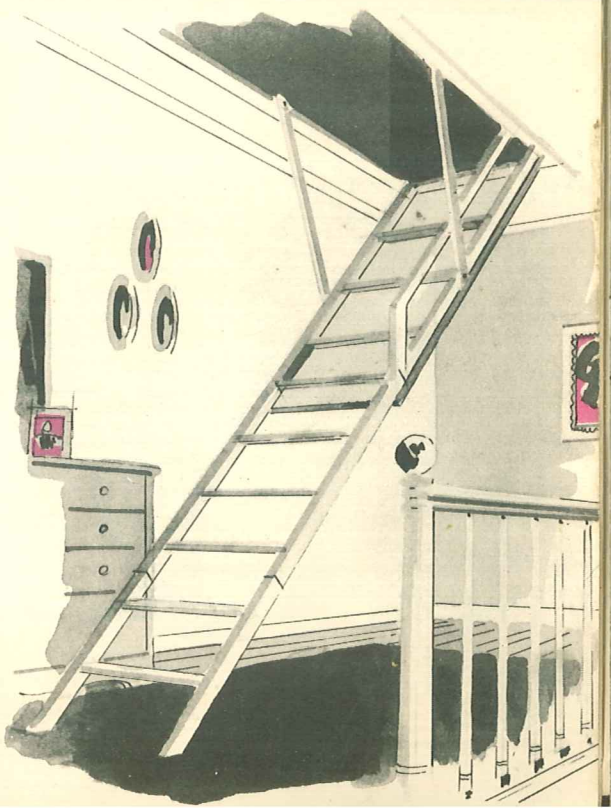
With some modification, this is basically a Cape Cod home. The large living room has a natural fireplace and a small dining room or dinette is also provided. The porch located off the living room at the front is also accessible from the kitchen. This may be either screened or glazed, if desired. The built-in flower box is an important feature of the exterior. Brick construction throughout.





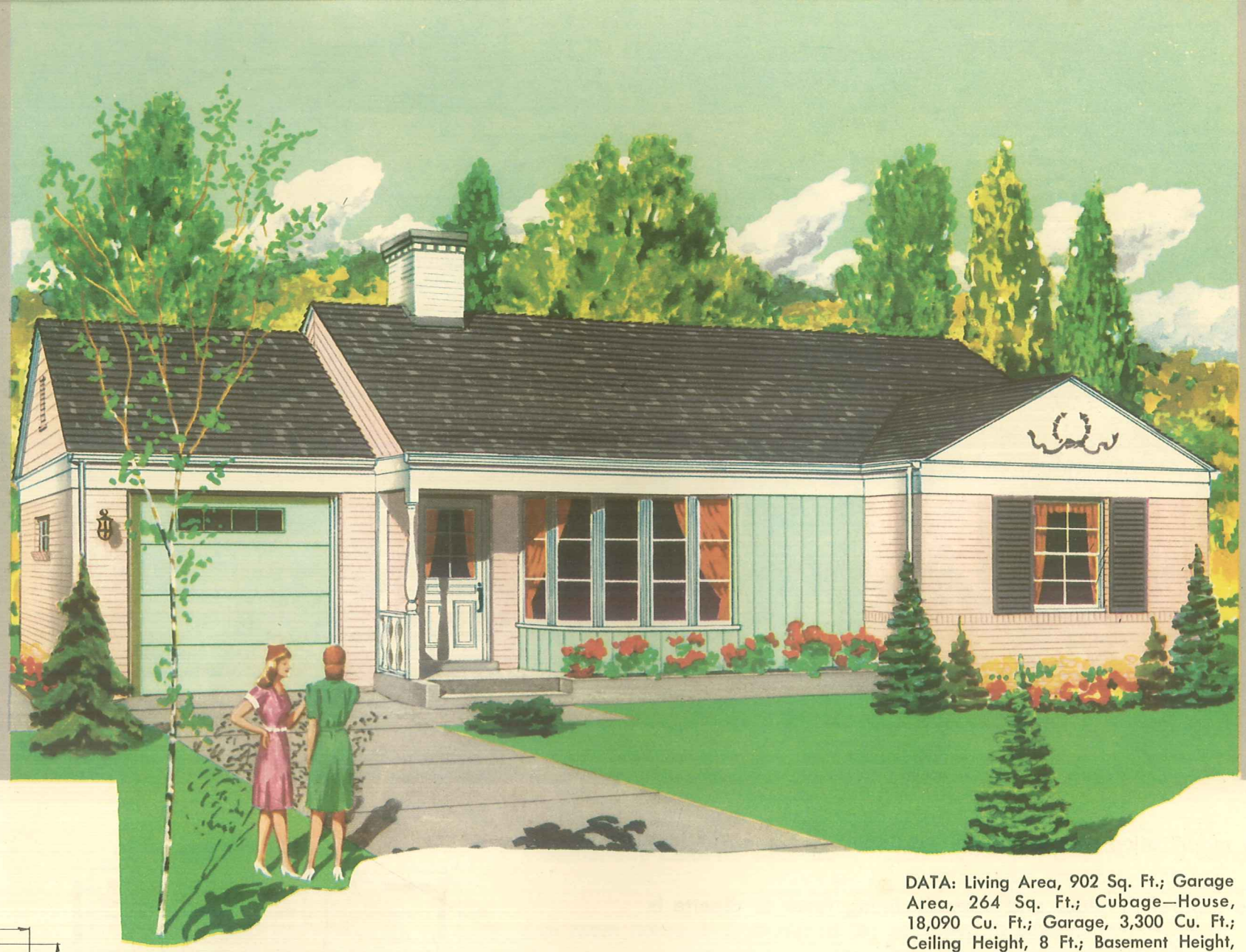
Attic Rooms Can Be Charming at Small Expense

A Disappearing Attic Stair Saves Space

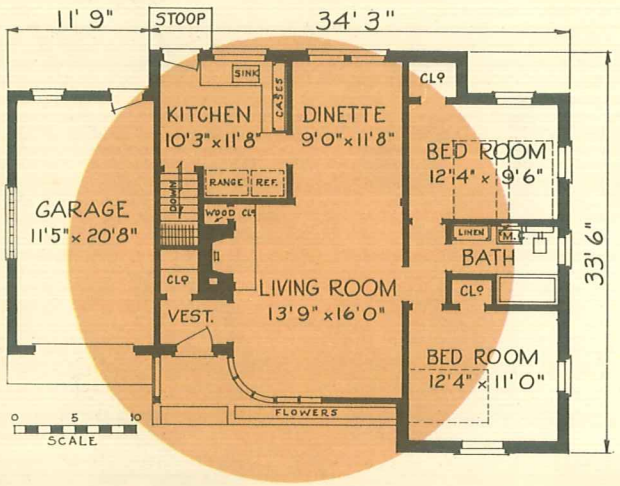


No. 4703

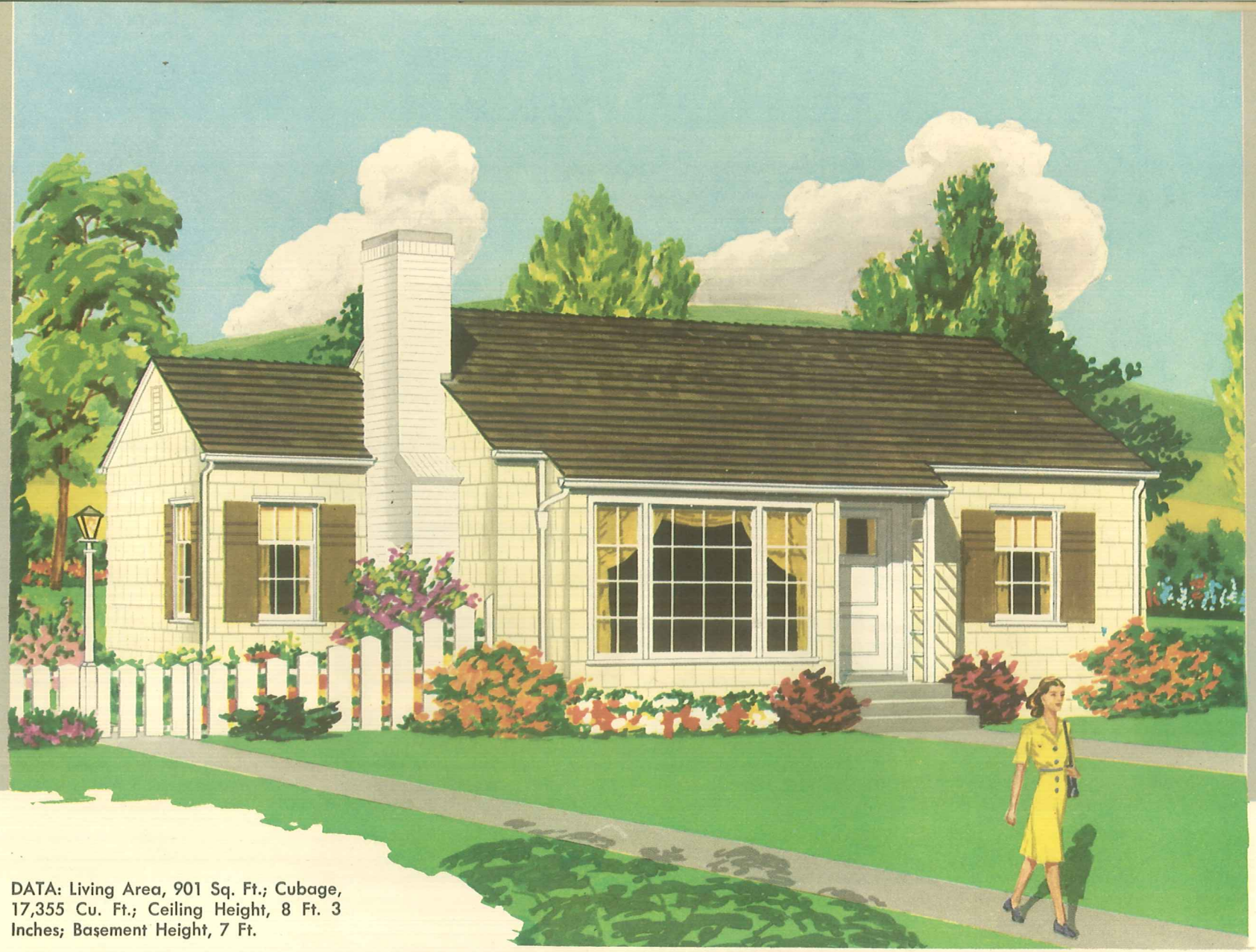
Individuality Outside
and In



DATA: Living Area, 902 Sq. Ft.; Garage Area, 264 Sq. Ft.; Cubage—House, 18,090 Cu. Ft.; Garage, 3,300 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



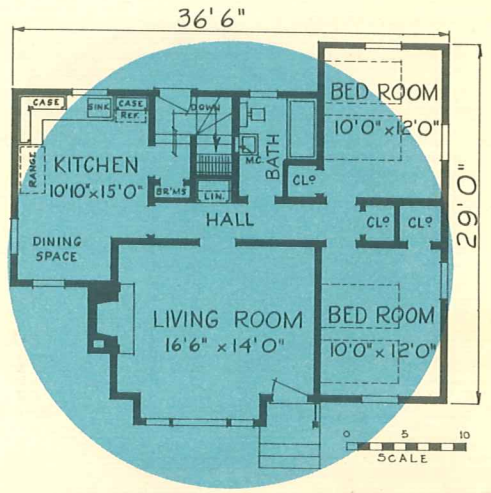
The attached garage gives this modern home the appearance of extreme width frequently associated with Western or ranch house construction. This is actually a five room home, for the dinette may be considered as independent of the living room area and the open arch makes each room appear larger than it actually is. The living room has a natural fireplace and a built-in wood box. Although basically a brick home, the vertical wood siding adds interest and contrast.



DATA: Living Area, 901 Sq. Ft.; Cubage, 17,355 Cu. Ft.; Ceiling Height, 8 Ft. 3 Inches; Basement Height, 7 Ft.

No. 4707

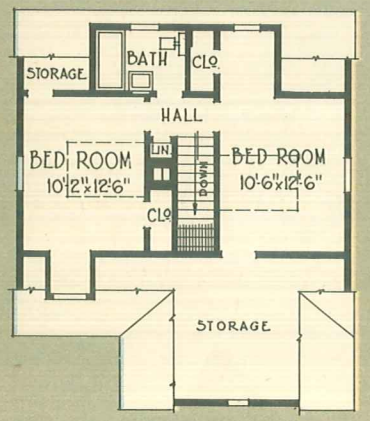
Sunlight and Ventilation in Abundance



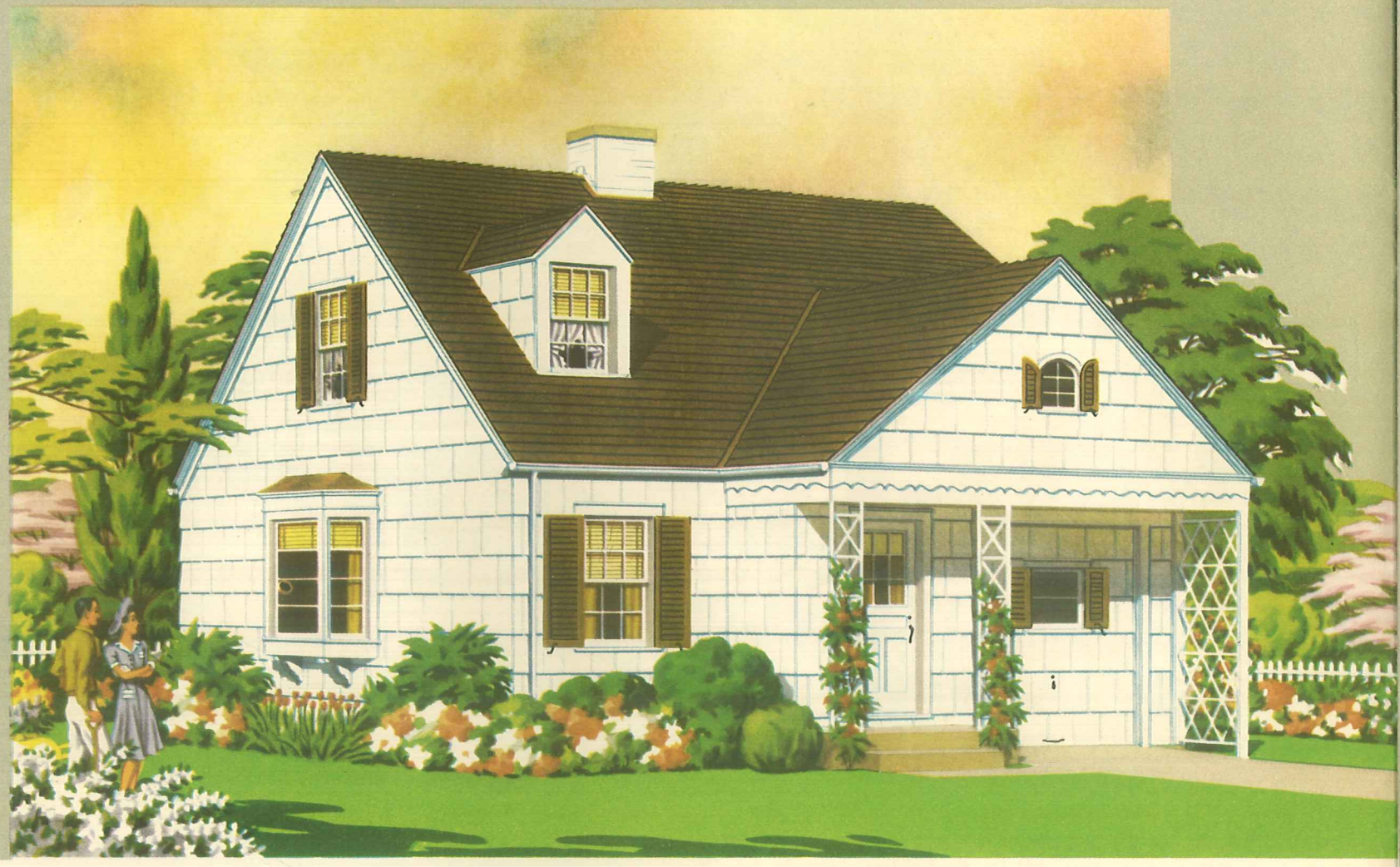
This appealing small home is a typical Western bungalow of four large rooms with a dining space provided in the kitchen area. The central hall makes all rooms easily accessible. The large picture window in the living room is an important feature. All bedrooms have cross ventilation. A basement is provided.

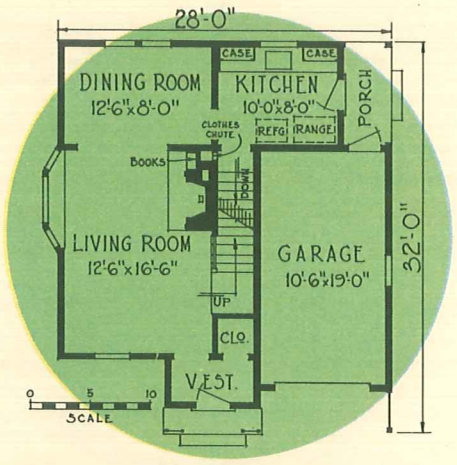
No. 4304

DATA: Living Area, Both Floors—1,017 Sq. Ft.; Garage Area, 215 Sq. Ft.; Cubage, 17,415 Cu. Ft.; 1st Floor Ceiling, 8 Ft.; 2nd Floor Ceiling, 7½ Ft.; Basement Height, 7 Ft.



Second Floor Plan

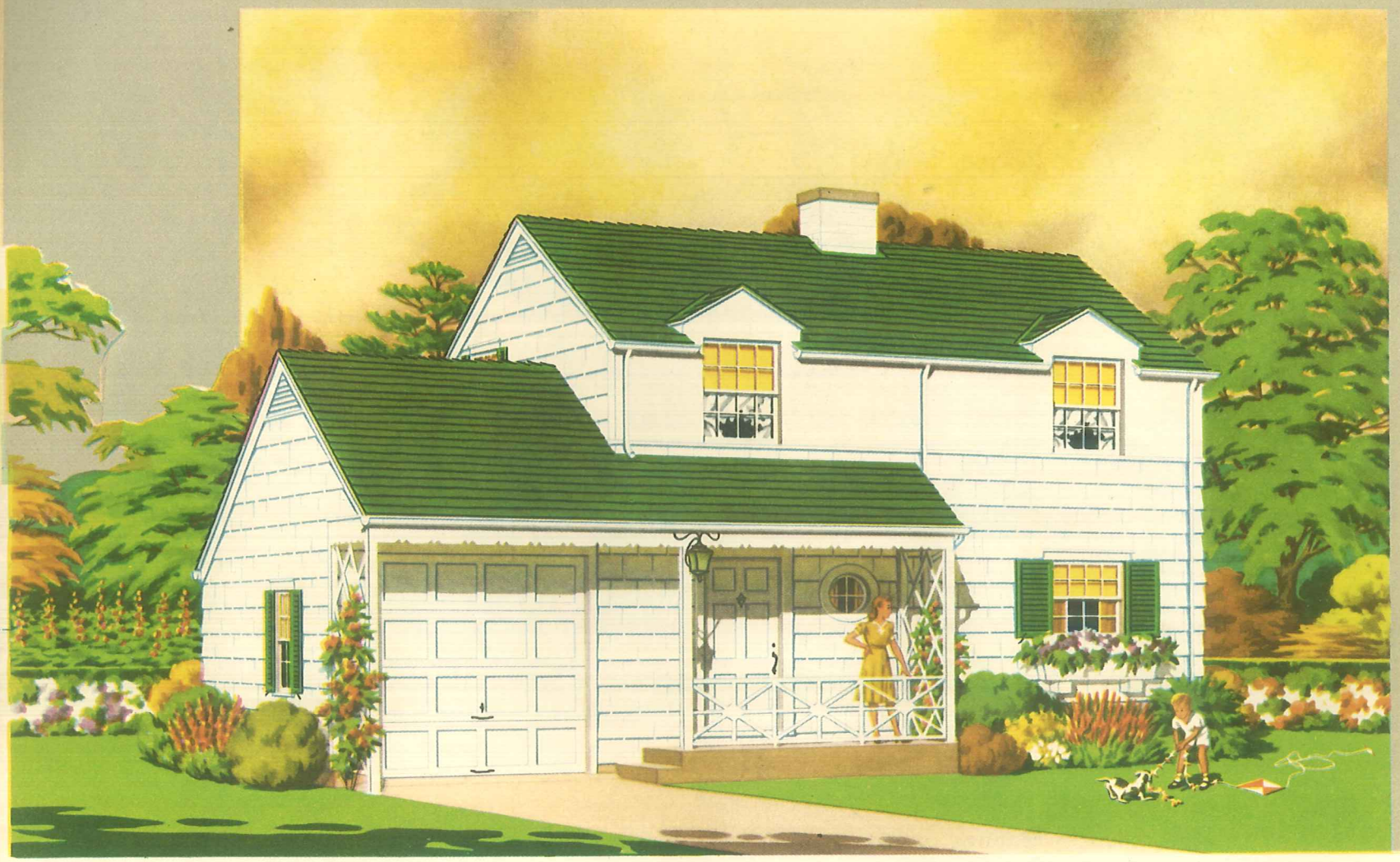




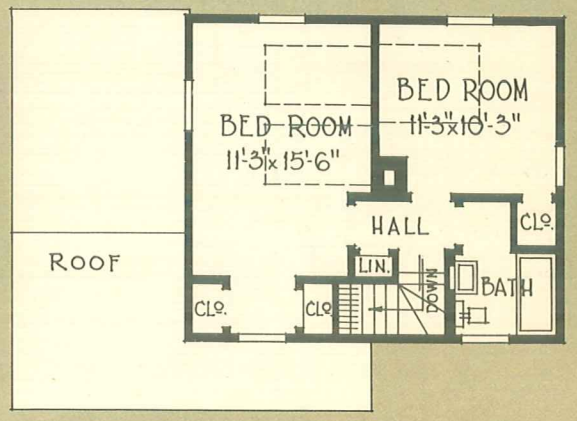
First Floor Plan

Convenience and livability are the keynotes of this outstanding small home. Compact and ideal for a relatively narrow lot, yet the garage is an integral part of the home. The side bay, built-in book cases and natural fireplace are important features of the attractive living room and an abundance of storage space and closets dre provided. The construction is frame using shingles or processed shakes.

No. 4302

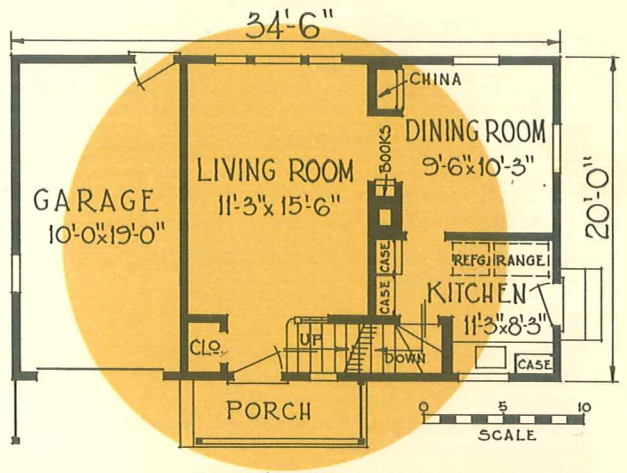


DATA: Living Area, 960 Sq. Ft.; Garage Area, 210 Sq. Ft.; Cubage—House, 12,055 Cu. Ft., Garage, 2,470 Cu. Ft.; Ceiling Heights—1st and 2nd Floor, 8 Ft.; Basement Height, 7 Ft.



Second Floor Plan

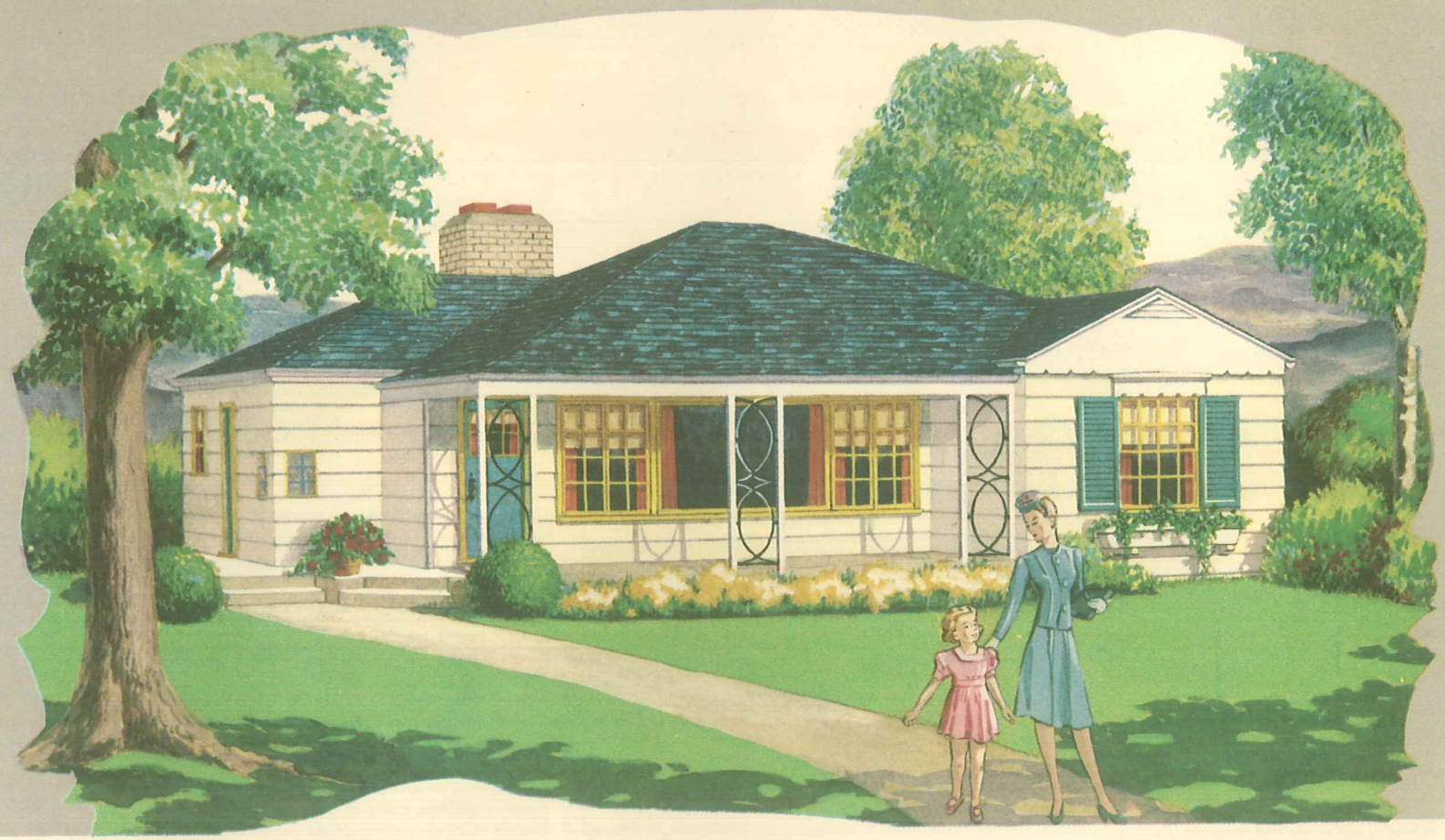
This two story home has five rooms with an attached garage. Sound design and planning provide the utmost in economy, yet eliminate any indication of a "box-like" appearance. The hood over the garage door and the front entrance affords protection as well as unusually pleasing architectural lines. On the second floor there are two bedrooms, one of which will accommodate twin beds. Built-in china closets and book shelves between the living and dining rooms are attractive features. A full basement is provided.



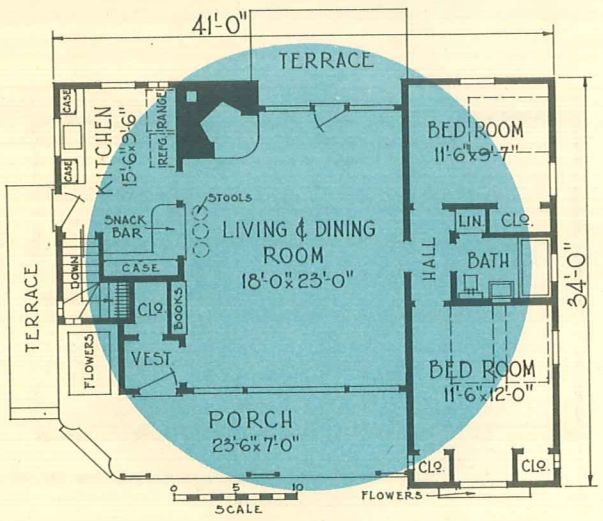
First Floor Plan

No. 4605

For Casual Indoor—Outdoor Living

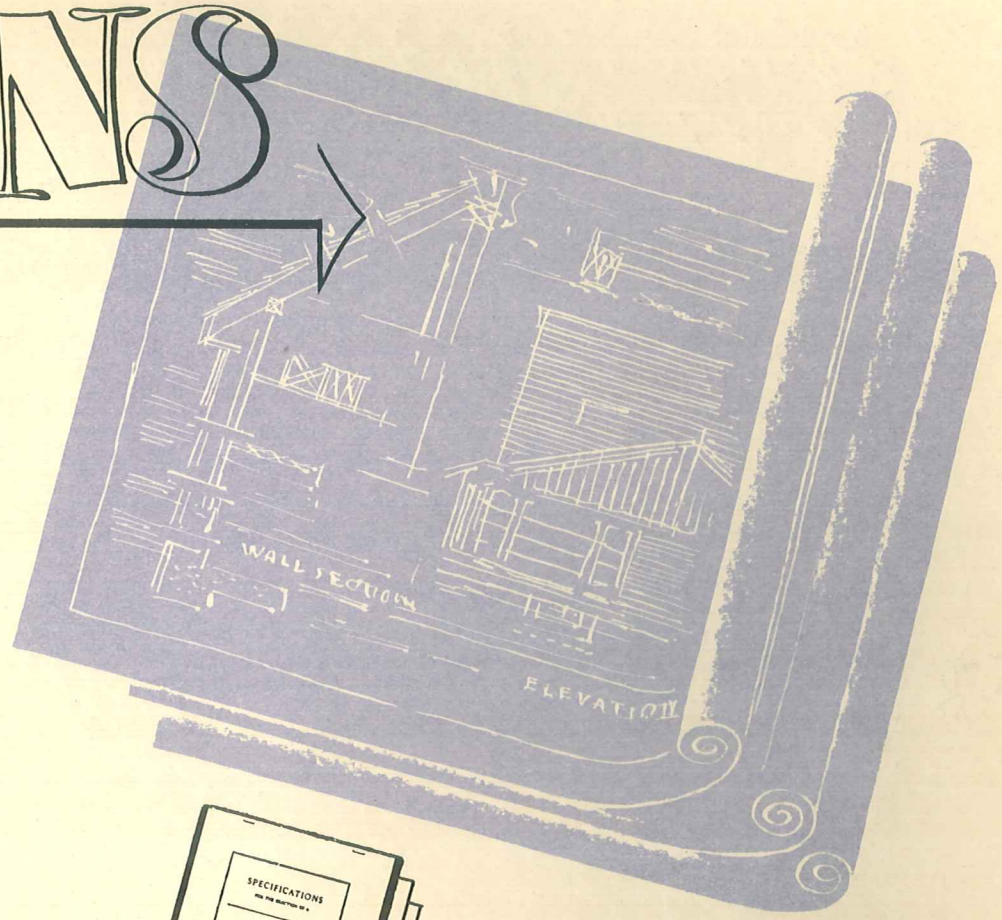


DATA: Living Area, 1,112 Sq. Ft.; Porch Area, 164 Sq. Ft.; Cubage, 22,645 Cu. Ft.; Ceiling Height, 8 Ft.; Basement Height, 7 Ft.



Many modern features combine to create the outstanding effect of this ranch type home. The entire front wall of the large living room is completely glazed. In addition to the large open porch at the front there is also a private terrace accessible from the living room at the rear for the much-desired "garden view." The exterior walls are entirely of frame construction. A basement is provided.

PLANS



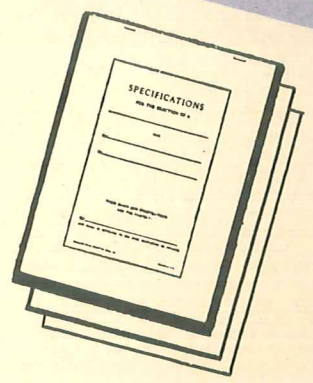
Complete blueprint working drawings are available for each of the home designs appearing in this book.

A home must first be "constructed" on paper with every detail clearly defined, if the home builder would be assured of complete understanding and agreement among all concerned with the building of his home. Blueprints of complete and accurate working drawings are essential in avoiding waste, disappointments and delay. Complete blueprints must also be submitted to a lending agency for its approval when applying for a home loan.

In the interests of sound and better small home construction, each design in this book was engineered by architects and technicians experienced in the specialized field of home planning.

All blueprint working drawings include the following: basement or foundation plan, first floor plan, second floor plan (if drawing is for a two-story home), front, rear and side elevations, complete framing plans, wall sections and all necessary details.

Perhaps your home should face the opposite direction. Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. Plans are available either as shown or reversed, as may be required.



Specifications are statements of particulars which tell what you are going to receive in materials and workmanship for the construction of your home. Building contract forms are also included.